

## Order under Section 94.7 Residential Tenancies Act, 2006

I hereby certify this is a true copy of an Order dated

**NOV 2, 2023** 

Landlord and Tenant Board

File Number: SWC-03521-22

In the matter of: Unit 12, 591 Talbot Street

London, Ontario N6A 2T2

Between: Mary Campbell Co-operative Inc. Co-op

and

Adam Salvona Co-op Member

- 1. The Applicant Co-op applied to the Landlord and Tenant Board ("LTB") pursuant to subsections 94.2(1)(1) and 94.2(1)3 of the *Residential Tenancies Act*, 2006, S.O. 2006, c.17 as amended ("RTA"), for an order to end the occupancy of the member unit and evict the Co-op Member because the Co-op Member did not pay the regular monthly housing charges the Co-op Member owes; and because the Co-op Member has persistently failed to pay the regular monthly housing charges on the date they became due and payable.
- 2. This application was heard by video conference on August 24, 2023. The Coop's agent, R. Dalla Vicenza, and the Co-op's legal representative, H. Stone, attended the hearing.
- 3. The Co-op Member did not attend the hearing, scheduled for 10 a.m. I waited until 10:20 a.m., and then I proceeded to hear the matter on an uncontested basis.
- The Co-op's agent said that the Co-op Member moved out of the unit on February 9, 2023, because the Co-op Member was evicted as a result of a different application
- 5. The Co-op withdraws its C2 application based on persistent late payment of the housing charge.
- 6. The Co-op said that the Co-op Member did not pay anything towards the housing charge from the time the Co-op filed its application in March 2022, until the Co-op Member was evicted in February 2023.

- 7. The monthly housing charge in February 2023 was \$719.00. The daily compensation owed by the Co-op Member is \$23.64.
- 8. The arrears owed by the Co-op Member to the Co-op to February 9, 2023, are \$9,159.76. The Co-op Member also owes \$140.00 in late fees, as well as \$201.00 for the Co-op's cost of filing the application. The total amount owed is \$9,500.76.

## It is ordered that:

- 1. The Co-op's C2 application is withdrawn.
- 2. The Co-op Member shall pay to the Co-op **\$9,500.76**. This amount represents the housing charges owing, as well as any costs owing up to February 9, 2023, the date the Co-op Member moved out of the unit. There is no refundable deposit.
- 3. If the Co-op Member does not pay the Co-op the full amount owing on or before November 13, 2023, the Co-op Member will start to owe interest. This will be simple interest calculated from November 14, 2023, at 7.00% annually on the balance outstanding.

November 2, 2023
Date Issued

Nancy Morfis

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.