



**Form L1 Application to Evict  
a Tenant for Non-payment of Rent and to Collect  
Rent the Tenant Owes  
(Disponible en français)**

**REQUEST FOR FRENCH LANGUAGE SERVICES**

I would like the dispute resolution process (e.g. case conferences and hearings) to be conducted in French:

**No**

If you are a responding party and require French Language Services, complete the [Request for French Language Services](#) form and send it by email or mail to the Landlord and Tenant Board (LTB) office handling this file. You can find email and mailing addresses on the [Contact the LTB](#) webpage.

**ACCOMMODATION**

Accommodations are arrangements to allow everyone, regardless of their abilities, to participate fully in the LTB's process.

If you require accommodation complete the [Accommodation Request](#) form and email or mail it to the LTB office that is handling this file. The form and more information about accommodation is available at [tribunalsontario.ca/en/accessibility-and-diversity/](http://tribunalsontario.ca/en/accessibility-and-diversity/).

**ADDRESS OF THE RENTAL UNIT COVERED BY THIS APPLICATION**

Street Number:	<b>1408</b>
Street Name:	<b>BROWN ST</b>
Unit, Apartment, Suite (if applicable):	<b>201</b>
Municipality (City, Town, etc):	<b>THUNDER BAY</b>

Postal Code:	<b>P7E2M6</b>
Province:	<b>ON</b>
Country:	<b>Canada</b>

## TOTAL AMOUNT TENANT OWES

The following information is from your landlord

I am applying to the Landlord and Tenant Board for an order:

- to evict you because you owe rent, and
- to collect the money you owe me

I believe that you owe me a total of: **\$5086.00** as of **2022-02-08**

This amount includes the filing fee for this application. You may also owe me any new rent that comes due after I file this application. To see how I calculated this amount, go to Details of the Landlord's Claim.

## LANDLORD NAME AND ADDRESS

### LANDLORD 1

Type:	<b>Landlord</b>
Company Name (if applicable):	<b>Donlar Holdings INC</b>
Legal First Name:	<b>Ryan</b>
Legal Last Name:	<b>Wolframe</b>
Legal Middle Name (optional):	<b>Neal</b>
Street Number:	<b>1408</b>
Street Name:	<b>BROWN ST</b>
Unit, Apartment, Suite (if applicable):	
Municipality (City, Town, etc):	<b>THUNDER BAY</b>
Postal Code:	<b>P7E2M6</b>
Province:	
Country:	<b>Canada</b>
Email:	<b>donlarpm@gmail.com</b>

Preferred Phone Number:	<b>(807) 357-7850</b>
Alternate Phone Number (optional):	

## TENANT NAMES AND ADDRESS

<b>TENANT 1</b>	
Type:	<b>Tenant</b>
Company Name (if applicable):	
Legal First Name:	<b>Delany</b>
Legal Last Name:	<b>Gale</b>
Legal Middle Name (optional):	
Street Number:	<b>1408</b>
Street Name:	<b>Brown street</b>
Unit, Apartment, Suite (if applicable):	<b>201</b>
Municipality (City, Town, etc):	<b>Thunder Bay</b>
Postal Code:	<b>P7E2M6</b>
Province:	
Country:	<b>Canada</b>
Email:	
Preferred Phone Number:	<b>(807) 708-0435</b>
Alternate Phone Number (optional):	

## RELATED APPLICATIONS

If you or your tenant filed other applications that relate to this rental unit and those applications have not been resolved, list their file numbers below.	
File Number	

**THE FOLLOWING INFORMATION IS FROM THE LANDLORD AND TENANT BOARD**

**IF YOU AGREE** with the amount the landlord claims you owe:

If you agree with the amount the landlord claims you owe, you can pay everything you owe or work out a payment plan. However, read the options before you decide. You may want to get legal advice first.

**OPTION 1:  
Pay  
everything  
you owe**

If you pay all the rent you owe plus the landlord's filing fee before the LTB issues an order about this application, the landlord will not be able to evict you for not paying the rent.

The amount you have to pay includes:

- the amount set out above that the landlord is claiming in this application, plus
- any new rent that has come due after the landlord filed this application.

You can pay these amounts to the landlord directly, or to the LTB in trust. Be sure to get a receipt for any amounts you pay to the landlord.

Go to the hearing, where you can tell the LTB what you've paid. If the landlord gave you receipts for amounts you paid, bring them to the hearing.

**OPTION 2:  
Work out  
a payment  
plan**

If you cannot pay everything you owe right now, you can talk to your landlord to see if they are willing to work out a payment plan.

If you and the landlord agree to a payment plan, go to the hearing where you can explain the payment plan to the LTB.

The LTB also has a Payment Agreement form that you and your landlord can fill out and file with the LTB before the hearing. If you or your landlord files the Payment Agreement form with the LTB before the hearing, the LTB can issue a consent order without holding a hearing. The consent order will be based on the payment plan set out in the Payment Agreement form.

If the LTB issues the consent order, you will **not** have to go to the hearing. However, if the LTB has not issued a consent order by the date of the hearing, go to the hearing.

**IF YOU DO NOT AGREE** with the amount the landlord claims you owe:

Talk to your landlord to see if both of you can agree on a different amount. You may want to get legal advice first.

**If you and  
your  
landlord  
agree on a  
different  
amount**

If you and your landlord can agree on the amount you owe, read the options above called **Pay everything** you owe and **Work out a payment plan**. You can follow one of these options, but use the different amount you and your landlord have agreed on. Go to the hearing unless the LTB has issued a consent order based on a Payment Agreement.

<p><b>If you and your landlord do not agree on a different amount</b></p>	<p>If you and your landlord cannot agree on the amount you owe, go to the hearing, and, at the hearing, explain why you disagree with the amount the landlord claims you owe. If the LTB decides that you owe money, you can ask for more time to pay it.</p>
<p><b>Go to the hearing</b></p>	<p>As described in this form, there are different options for dealing with the claims your landlord made in this application depending on whether or not you agree with the amount the landlord claims you owe. However, whatever you choose to do, it is important to participate in the hearing. The date, time and hearing method are shown on the Notice of Hearing that is attached to this application. (Exception: you do not have to attend the hearing if, before the hearing date, the LTB issues a consent order based on a Payment Agreement form - however, if you and your landlord filled out the Payment Agreement form and you haven't received the consent order by the hearing date, go to the hearing.)</p> <p>At the hearing, the landlord will have to prove the claims they made in the application and the Notice to End your Tenancy. You will have an opportunity to respond to the landlord's application. For example, you can explain why you disagree with the amount the landlord claimed you owe, or explain why you think you should not be evicted. You can also ask the LTB for more time to pay the money you owe. If you have paid everything you owe before the hearing, or if you and your landlord have worked out a payment plan, you can tell the LTB at the hearing.</p> <p>At the hearing, you can also raise other issues such as maintenance problems or harassment if you give the landlord and the LTB advance notice. If you plan to raise other issues, you must give the landlord and the LTB a written description of each issue at least seven days before the hearing. Include details such as a description of the issue, when it began, and when you told your landlord. You can use a LTB form for this purpose. You must also give a copy of all your evidence to support your case to the landlord and the LTB at least seven days before the hearing. If the LTB accepts your evidence, the LTB may order the landlord to pay you money. If you owe arrears of rent, this may reduce the amount you owe.</p>
<p><b>After the hearing</b></p>	<p>The LTB will make a decision and issue an order that will be sent to you by mail. The order will tell you what the LTB decided, including what you have to pay. You should read the order to be sure it is correct and that you understand it.</p>
<p><b>For more information:</b>  You can contact the Landlord and Tenant LTB at 416-645-8080 or toll-free at 1-888-332-3234 or visit the LTB's website at <a href="http://tribunalsontario.ca/LTB">tribunalsontario.ca/LTB</a>.</p>	

**REASONS FOR YOUR APPLICATION**

**I am applying for an order to:**

- end the tenancy and evict the tenant;
- collect the rent the tenant owes me up to the date they move out of the rental unit;
- collect charges related to NSF cheques the tenant gave me (if applicable);

The tenant must be in possession of the rental unit when you file this application.

Is the tenant still in possession of the rental unit?	<b>Yes</b>
The tenant is required to pay rent by month, week, or other (specify):	<b>Month</b>
If "other", please specify:	
The current rent is:	<b>\$1,100.00</b>
Did you collect a rent deposit from the tenant?	<b>Yes</b>
The amount of rent currently on deposit	<b>\$1,100.00</b>
When did you collect the rent deposit?	<b>2021-04-01</b>
The last rental period for which the tenant was paid interest on the rent deposit:	<b>-</b>

**DETAILS OF THE LANDLORD'S CLAIM****Rent Owing**

**I have calculated the amount of rent the tenant owes me as follows:**

Rental period from:	<b>2020-08-01</b>
Rental period to:	<b>2022-02-28</b>
Rent charged:	<b>\$7,700.00</b>
Rent paid:	<b>\$2,800.00</b>
Rent owing:	<b>\$4,900.00</b>

**NSF Cheque Charges Total NSF charges owing: \$0**

**TOTAL AMOUNT OWING**

Total Rent Owing:	<b>\$4,900.00</b>
Total NSF cheque related charges owing:	<b>\$0.00</b>
Application Fee:	<b>\$186.00</b>
Total Charge(s):	<b>\$5,086.00</b>

## ATTACHED DOCUMENTS

File Name	<b>delany n4.PDF</b>
Application Type(s):	<b>L1</b>
Document Type:	<b>N4</b>

File Name	<b>delany cos.PDF</b>
Application Type(s):	<b>L1</b>
Document Type:	<b>Certificate of Service</b>

## SIGNATURE

Who is making the application?	<b>Representative</b>
Landlord/Representative's Signature:	<b>Ryan Wolframe</b>
Date:	<b>2022-02-08</b>

## COLLECTING PERSONAL INFORMATION

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the Residential Tenancies Act, 2006. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's [Access to Records Policy](#) and the Tribunal Adjudicative Records Act, 2019. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at [LTB@ontario.ca](mailto:LTB@ontario.ca) or our Contact Center at 416-645-8080 or 1-888-332-3234 (toll free).

### Important Information from the Landlord and Tenant Board

1. It is an offence under the Residential Tenancies Act, 2006 to file false or misleading information with the LTB.

2. The LTB can order either the landlord or the tenant to pay the other's costs related to the application.
3. The LTB has Rules of Practice that set out rules related to the application process and Interpretation Guidelines that explain how the LTB might decide specific issues that could come up in an application. You can read the Rules and Guidelines on the LTB's website at <https://tribunalsontario.ca/lrb/rules-practice-directions-guidelines/>.