



Order under Subsection 87(1)
Residential Tenancies Act, 2006

File Number: SOL-23518-21

In the matter of: 203, 1285 ONTARIO STREET
BURLINGTON ON L7S1X9

Between: Ontim Investments/Burlington Maple Dev. Landlord

and

Kirsten Kelly Tenant

Ontim Investments/Burlington Maple Dev. (the 'Landlord') applied for an order requiring Kirsten Kelly (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on September 28, 2021. Only the Landlord's Legal Representative, Lisa Kamas, attended the hearing. As of 9:55 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenant did not pay the total rent the Tenant was required to pay for the period from October 1, 2020 to July 31, 2021.
2. The Tenant vacated the rental unit on July 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,671.50.
4. The Tenant has made no payments since the application was filed. However, the Landlord is holding a last month rent deposit of \$1,671.50, which will be applied against the amount outstanding.

It is ordered that:

1. The Tenancy is terminated as of July 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord **\$7,322.00**, which represents the amount of rent owing up to July 31, 2021 less the last month's rent deposit.

3. The Tenant shall also pay to the Landlord **\$201.00** for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before September 30, 2022, the Tenant will start to owe interest. This will be simple interest calculated from October 1, 2022 at 2.00% annually on the balance outstanding.

October 12, 2021
Date Issued

Michael Di Salle
Michael Di Salle
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

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