



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

File Number: EAL-93517-21

In the matter of: 519, 539 ARMSTRONG ROAD
KINGSTON ON K7M0C6

Between: Jay Patry Enterprises Inc Landlord

and

Wayne Kleinsteuber Tenant

Jay Patry Enterprises Inc (the 'Landlord') applied for an order requiring Wayne Kleinsteuber (the 'Tenant') to pay the rent that the Tenant owes. The Landlord also claimed NSF cheque charges and related administration charges.

This application was heard by videoconference on October 26, 2021. Only the Landlord's Legal Representative, James Moak, attended the hearing. As of 10:29 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 October 31, 2021.
2. The Landlord incurred charges of \$60.00 for cheques tendered by or on behalf of the Tenant, which were returned NSF and \$60.00 for related administration charges.
3. The Tenant is in possession of the rental unit.
4. The lawful monthly rent is \$1,399.75.
5. The Tenant paid \$2,400.00 after the application was filed.

It is ordered that:

1. The Tenant shall pay to the Landlord \$17,185.75, which represents the amount of rent owing up to October 31, 2021.
2. The Tenant shall also pay to the Landlord \$120.00, which represents the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenant

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 December 7, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 8, 2021 at 2.00% annually on the balance outstanding.



Greg Brocanier
Member, Landlord and Tenant Board

November 26, 2021
Date Issued

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

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