



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

File Number: SWL-44005-20

In the matter of: 30, 786 SHELBORNE STREET
LONDON ON N5Z4Y5

Between: M.F. Arnsby Property Management Ltd. Landlord

and

Yvonna Oliver Tenant

M.F. Arnsby Property Management Ltd. (the 'Landlord') applied for an order requiring Yvonna Oliver (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on October 14, 2021. Only the Landlord's Legal Representative, Gail Kukor Lang, attended the hearing. As of 9:34 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 June 1, 2020 to August 31, 2020.
2. The Tenant vacated the rental unit on August 31, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$167.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant paid \$334.00 after the application was filed.

It is ordered that:

1. The Tenant shall pay to the Landlord **\$167.00**, which represents the amount of rent owing up to August 31, 2020.
2. The Tenant shall also pay to the Landlord **\$190.00** for the cost of filing the application.

3. If the Tenant does not pay the Landlord the full amount owing on or before October 30, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 31, 2021 at 2.00% annually on the balance outstanding.

October 19, 2021
Date Issued

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

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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