



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-52134-21

In the matter of: 6, 155 CENTRAL AVENUE
LONDON ON N6A1M6

Between: Central & St George Block Limited Landlord

and

Jennifer Anstey Tenants
Jordan Elijah

Central & St George Block Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Jordan Elijah and Jennifer Anstey (the 'Tenants') because they, another occupant of the rental unit or someone they permitted in the residential complex have wilfully or negligently caused undue damage to the premises. The Landlord has also applied for an order requiring the Tenants to compensate the Landlord for the damage and compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by video conference on September 20, 2021.

Only the Landlord attended the hearing and was represented by Laurie Brown. The Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:


1. The Tenants are no longer in possession of the rental unit. They vacated in mid-July 2021. The Landlord indicated that what was being requested from the Board was the \$1,000.00 in compensation as set forth on the N5 notice dated June 11, 2021.
2. I am satisfied that the Tenants wilfully or negligently caused undue damage to the rental unit. The Landlord provided evidence to substantiate that the repairs to the rental unit have been undertaken and the Landlord paid at least \$1,000.00 to make those repairs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,000.00, which represents the reasonable costs of repairing the damage caused to the rental unit.

2. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before October 18, 2021, they will start to owe interest. This will be simple interest calculated from October 19, 2021 at 2.00% annually on the balance outstanding.

October 7, 2021
Date Issued



E. Patrick Shea
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.