



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

File Number: SWL-48489-21

In the matter of: 607 BERKSHIRE DRIVE
LONDON ON N6J3S4

Between: Sifton Properties Limited

Landlord

and

Olivia Bennett
Taylor Masse

Tenants

Sifton Properties Limited (the 'Landlord') applied for an order requiring Taylor Masse and Olivia Bennett (the 'Tenants') to pay the rent that they owe. The Landlord also claimed administration charges related to NSF cheques.

This application was heard by videoconference on October 14, 2021. Only the Landlord's Legal Representative, Stephanie Lauersen, attended the hearing. As of 1:56 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenants did not pay the total rent they were required to pay for the period from February 1, 2020 to November 30, 2020.
2. The Landlord incurred charges of \$60.00 for administration charges related to cheques tendered by or on behalf of the Tenants, which were returned NSF.
3. The Tenants vacated the rental unit on November 30, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
4. The lawful monthly rent was \$1,396.39
5. After the application was filed, the Tenants paid \$1,197.73. The Landlord is also holding a last month's rent deposit of \$1,373.47. This is reflected on the order as a total payment of \$2,571.20.

It is ordered that:

1. The Tenants' payment (\$1,197.73) and last month's rent deposit (\$1,373.47) exceed the arrears (\$2,046.78), NSF costs (\$60.00) and filing fee (\$201.00) claimed by the Landlord in their application by \$263.42 (\$2,307.78 - \$2,571.20). This represents the balance of the monies owing up to November 30, 2020.
2. **The Landlord shall pay to the Tenants \$263.42.**
3. If the Landlord does not pay the Tenants the full amount owing on or before October 30, 2021, the Landlord 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
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.