



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

File Number: SWL-49034-21

In the matter of: 1204, 405 WATERLOO STREET
LONDON ON N6B3R7

Between: Drewlo Holdings Inc.

Landlord

and

Xingjia (Michelle) Li
Xingqi (Evelyn) Li

Tenants

Drewlo Holdings Inc. (the 'Landlord') applied for an order requiring Xingjia (Michelle) Li and Xingqi (Evelyn) Li (the 'Tenants') to pay the rent that they owe.

This application was heard by video conference on August 12, 2021.

Only the Landlord's Legal Representative, T. Hess, attended the hearing. 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 were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from December 1, 2020 to February 28, 2021.
3. The Tenant vacated the rental unit on February 28, 2021.
4. The Landlord collected a rent deposit of \$1,478.14 from the Tenants. This deposit is still being held by the Landlord and will be offset against the rent arrears.
5. Interest on the rent deposit has been paid to the Tenants up to February 28, 2021.
6. The Tenants paid \$1,507.53 after the application was filed.

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,536.92, which represents the amount of rent owing up to February 28, 2021, less the rent deposit.
2. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.

3. The full amount owing is \$1,737.92.
4. If the Tenants do not pay the Landlord the full amount owing on or before October 4, 2021, the Tenants will start to owe interest. This will be simple interest calculated from October 5, 2021 at 2.00% annually on the balance outstanding.

September 23, 2021

Date Issued

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



Camille Tancioco

Member, Landlord and Tenant Board

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