



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

File Number: NOL-43157-21

In the matter of: 404, 44 HUMBER COURT
SUDBURY ON P3C2Z9

Between: Panoramic Properties Inc. Landlord

and

Hazel Lafreniere Tenant

Panoramic Properties Inc. (the 'Landlord') applied for an order requiring Hazel Lafreniere (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on September 23, 2021. Only the Landlord's Legal Representative, Jennifer Ricci, attended the hearing. As of 2:04 p.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 vacated the rental unit on May 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful monthly rent was \$970.00.
3. The Landlord is not holding a last month's rent deposit.
4. The Tenant paid \$1,370.00 after the application was filed.

It is ordered that:

1. The Tenancy is terminated as of May 31, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord **\$1,272.00**, which represents the amount of rent owing up to May 31, 2021.
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 October 17, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 18, 2021 at 2.00% annually on the balance outstanding.

October 7, 2021
Date Issued

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

Northern-RO
199 Larch Street, Provincial Building, Suite 301
Sudbury ON P3E5P9

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