



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

**File Number:** SWL-49878-21

**In the matter of:** 812, 750 WALLACE ST  
WALLACEBURG ON N8A4Y1

**Between:** 1254342 Ontario Inc Landlord

**and**

Jessica Arnold Tenant

1254342 Ontario Inc (the 'Landlord') applied for an order requiring Jessica Arnold (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard via videoconference on July 22, 2021.

Only the Landlord's Agent Lauren Brace attended the hearing. As of 1:41 p.m., the Tenant was not present or represented at the Hearing although properly notified of this hearing by the Board.

**Determinations:**

1. The Tenant vacated the rental unit as of February 28, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent the Tenant was required to pay for the period from February 1, 2021 to February 28, 2021.
3. The Tenant did not provide notice of Intent to vacate according to s. 44 of the Residential Tenancies Act, 2006 (the 'Act').

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$1,829.38, which represents the amount of rent owing up to February 28, 2021, as well as one month rent for not providing notice of intent to vacate.
2. The Tenant shall also pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before August 28, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 29, 2021 at 2.00% annually on the balance outstanding.

**August 17, 2021**  
**Date Issued**

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Robert Patchett  
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.