



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-19014-21

In the matter of: 06, 820 LIMERIDGE ROAD EAST
HAMILTON ON L8W2H3

Between: DMS Property Management Ltd.

Landlord

and

Albert Metcalf
Tammy Metcalf

Tenants

DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Albert Metcalf and Tammy Metcalf (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard via video teleconference on June 29, 2021. The Landlord's Legal Representative, Frank Calcagni attended the hearing. As of 4:30 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 have not paid the total rent the Tenants were required to pay for the period from October 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 21, 2020.
2. The Tenants are in possession of the rental unit.
3. The monthly rent is \$1,101.00.
4. The Tenants paid all arrears for the period ending June 30, 2021 after the application was filed.
5. The only amount outstanding is the Landlord's cost of filing the application. The Landlord stated the Tenants have paid \$4.00 towards the application filing fee in the amount of \$201.00. Therefore, the Tenants owe \$197.00 for the application filing fee. The Landlord requested the Tenants pay this amount by July 31, 2021. As a result, the order will be limited to costs only and not eviction.

It is ordered that:

1. The Tenants shall pay to the Landlord \$197.00 for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before July 31, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2021 at 2.00% annually on the balance outstanding.

July 20, 2021
Date Issued



Kimberly Parish
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

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