



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-23730-21

In the matter of: 110, 442 SCOTT STREET
ST. CATHARINES ON L2M3W6

Between: Niagara Regional Housing Landlord

and

Jeffrey Borman Tenants
Penny Lawson

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Penny Lawson and Jeffrey Borman (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 16, 2021. Only the Landlord's Agent, Tammy Marquis, attended the hearing. As of 2:02 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 June 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective June 26, 2021.
2. The Tenants vacated the rental unit on September 30, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$587.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenants have made no payments since the application was filed.

It is ordered that:

1. The Tenancy is terminated as of September 30, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord **\$1,761.00***, which represents the amount of rent owing and compensation up to September 30, 2021.
3. The Tenants shall also pay to the Landlord **\$186.00** for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing* on or before December 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 6, 2021 at 2.00% annually on the balance outstanding.

November 24, 2021

Date Issued

Michael Di Salle

Michael Di Salle

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.

* Refer to section A on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

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A. Amount the Tenants must pay as the tenancy is terminated:

| Reasons for amount owing | Period | Amount |
|--|------------------------------------|-------------------|
| Arrears: | June 1, 2021 to September 30, 2021 | \$1,761.00 |
| Amount owing to the Landlord on the order date:(total of previous boxes) | | \$1,761.00 |
| Additional costs the Tenants must pay to the Landlord: | | \$186.00 |
| Total the Tenants must pay the Landlord as the tenancy is terminated: | | \$1,947.00 |

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