



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

**File Number:** SWL-52738-21

**In the matter of:** 412, 269 FINCH DRIVE  
SARNIA ON N7S5A2

**Between:** Galaxy Value Add Ontario Properties LP Landlord

**and**

Austin Wright Tenants  
Jamie Cobby

Galaxy Value Add Ontario Properties LP (the 'Landlord') applied for an order requiring Austin Wright and Jamie Cobby (the 'Tenants') to pay the rent that they owe.

This application was heard by video conference on September 23, 2021 beginning at 9:00 a.m.

The Landlord's Legal Representative, Sharon Harris, attended the hearing. As of 10:37 a.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 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 April 1, 2021 to April 30, 2021.
3. The Landlord sold the property on April 30, 2021 and the last month's rent deposit was transferred to the new owner.
4. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
5. The rent arrears outstanding to April 30, 2021 total \$855.39.
6. This order contains all of the reasons in this matter and no further reasons will be issued.

**It is ordered that:**

1. The Tenants shall pay to the Landlord **\$855.39**, which represents the amount of rent owing up to April 30, 2021.
2. The Tenants shall also pay to the Landlord **\$201.00** for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before October 15, 2021, the Tenants will start to owe interest. This will be simple interest calculated from October 16, 2021 at 2.00% annually on the balance outstanding.

**September 29, 2021**  
**Date Issued**

*Michael Di Salle*  
Michael Di Salle  
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.