



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-50396-21

In the matter of: 12, 675 WONDERLAND ROAD S
LONDON ON N6K1M1

Between: Larlyn Property Management Landlord

and

Beatriz Alvarenga Tenant

Larlyn Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Beatriz Alvarenga (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on August 20, 2021. The Landlord's Legal Representative, R. Forster, attended the hearing on behalf of the Landlord. As of 9:26 a.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 was in possession of the rental unit on the date of the hearing. The tenancy is a monthly tenancy and rent is due on the first day of every month.
2. The Tenant had been persistently late in paying the rent to the Landlord prior to the date of the application. As evidence, the Landlord submitted a detailed ledger of payments made by the Tenant to the Landlord.
3. The Landlord's Legal Representative submitted that there had been negotiations between the parties regarding this application and that the Tenant had agreed to pay the rent, on time and in full, moving forward. The Landlord's Legal Representative submitted that the Landlord would be amenable to a conditional, pay-on-time order with respect to this application.
4. I have considered all of the disclosed circumstances in accordance with section 83 of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of the COVID-19 pandemic upon the parties, and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

- 1. Starting on December 1, 2021, and continuing through November 30, 2022, the Tenant shall pay the monthly rent to the Landlord on or before the first day of each month.
- 2. If the Tenant fails to make any one of the payments in accordance with paragraph 1 of this order, the Landlord may, within 30 days of the breach and without notice to the Tenant, apply to the Board under section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenant.
- 3. The Tenant shall 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 November 26, 2021, they will start to owe interest. This will be simple interest calculated from November 27, 2021 at 2.00% annually on the balance outstanding.

November 15, 2021
Date Issued



Arnab Quadry
Member, Landlord and Tenant Board

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