



Order under Section 87(1)
Residential Tenancies Act, 2006

File Number: SWL-52127-21

In the matter of: 310, 186 KING STREET
LONDON ON N6A 1C7

Between: 2281384 Ontario Inc.

Landlord

and

Deon Martell

Tenant

2281384 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Deon Martell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 1, 2021. The Landlord's Legal Representative, Kenia Afolabi attended the hearing. As of 10:12 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 has not paid the total rent the Tenant was required to pay for the period from May 1, 2021 to July 31, 2021.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$725.00.
4. The Landlord collected a rent deposit of \$725.00 from the Tenant and this deposit is still being held by the new Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from January 1, 2021 to June 1, 2021.
6. The building sold on July 31, 2021, therefore, the only part of the application that proceeded was the claim for rent arrears. As a result, the order will be limited to rent arrears and costs only, not eviction.

It is ordered that:

- 1. The Tenant shall pay to the Landlord \$2,169.72, which represents the amount of rent owing up to July 31, 2021.
- 2. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
- 3. If the Tenant does not pay the Landlord the full amount owing on or before November 23, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 24, 2021 at 2.00% annually on the balance outstanding.

November 12, 2021
Date Issued

Tavlin Kaur
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.