



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

**File Number:** SOL-23920-21

**In the matter of:** BASEMENT, 177 IVON AVENUE  
HAMILTON ON L8H5S7

**Between:** Linda Lee Gobbo Landlord

**and**

Camron Castillo Tenant

Linda Lee Gobbo (the 'Landlord') applied for an order requiring Camron Castillo (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by video conference on September 28, 2021 beginning at 9:00 a.m.

The Landlord, the Landlord's Legal Representative, Adam Hamdani, and the Tenant attended the hearing.

**Determinations:**

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent the Tenant was required to pay for the period from July 1, 2021 to August 31, 2021.
3. The Landlord sold the property on August 16, 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 August 31, 2021 total \$1,400.00.
6. The Landlord's Legal Representative submitted that the Tenant was constantly one to two months behind in the rent payments during the tenancy and that the Tenant often did not pay the full rent amount owing for each monthly rent period.
7. At the hearing, the Tenant could not disprove the fact that he did not pay the Landlord the full amount of rent arrears owing.

8. This order contains all of the reasons in this matter and no further reasons will be issued.

**It is ordered that:**

1. The Tenant shall pay to the Landlord **\$1,400.00**, which represents the amount of rent owing up to August 31, 2021.
2. The Tenant shall also pay to the Landlord **\$201.00** for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before October 20, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 21, 2021 at 2.00% annually on the balance outstanding.

**October 5, 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.