



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-49821-21

In the matter of: P.O. BOX 152, 102 EMPRESS AVENUE
HURON PARK ON N0M1Y0

Between: Huron Green Inc. c/o Linwood Management Landlord

and

Mike Stronge Tenant

Huron Green Inc. c/o Linwood Management (the 'Landlord') applied for an order to terminate the tenancy and evict Mike Stronge (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 via video/teleconference on September 24, 2021.

Only the Landlord's Representative attended the hearing. As of 9:42 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 monthly lawful rent is \$995.00 due on the 1st day of each month.
2. The Landlord's Legal Representative submitted an updated rent payment ledger documenting that the Tenant had a history of paying the monthly rent late.
3. I find the Tenant has persistently failed to pay the rent to the Landlord on the date it was due.
4. The Landlord's Legal Representative further submitted that since receiving the N8 notice, the Tenant's recent payments have been on time, and requested a 12-month pay and stay conditional order.
5. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
6. The Tenant did not attend to make submissions.

It is ordered that:

1. The Tenant shall pay to the Landlord the current lawful monthly rent of **\$995.00** in full and on time, on or before the (1st) business day of each month for the next 12-month period commencing October 1, 2021 through to and including September 1, 2022.
2. If the Tenant fails to make any one of the payments in paragraph 1 above, in full and on time, the Landlord may apply under section 78 of the Act, without notice to the Tenant for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenants' failure to make a payment.
3. The Tenant shall also pay to the Landlord on or before October 15, 2021 **\$186.00*** for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing* on or before October 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 16, 2021 at 2.00% annually on the balance outstanding.



October 1, 2021
Date Issued

Randy Aulbrook
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.