



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

Citation: Niagara Regional Housing v O'Reilly-Sardachuk, 2024 ONLTB 4544

Date: 2024-01-16

File Number: LTB-L-039183-22

In the matter of: 87, 45 MANCHESTER AVE
ST CATHARINES ON L2R1P1

Between: Niagara Regional Housing Landlord

And

Jane O'Reilly-Sardachuk Guy Sardachuk and Tenant
Violetta Pauline Peddle

Niagara Regional Housing (the 'Landlord') applied for an order requiring Jane O'Reilly-Sardachuk, Guy Sardachuk and Violetta Pauline Peddle (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 15, 2023.

The Landlord represented by Tammy Marquis and the Tenant attended the hearing.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant did not pay the total rent they were required to pay for the period from February 1, 2022 to February 28, 2023.
4. The lawful rent is \$1,158.00. It is due on the 1st day of each month.
5. The Tenant has paid \$8,122.00 to the Landlord after the application was filed.
6. The rent arrears owing to February 28, 2023 are \$1,358.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,544.00. This amount includes rent arrears owing up to February 28, 2023 and the cost of the application.



2. If the Tenant does not pay the Landlord the full amount owing on or before January 27, 2024, the Tenant will start to owe interest. This will be simple interest calculated from January 28, 2024 at 5.00% annually on the balance outstanding.

January 16, 2024

Date Issued

Nicole Huneault

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

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