



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: Southwood Apartments Limited v Roberts, 2023 ONLTB 45102

Date: 2023-06-19

File Number: LTB-L-021413-22

In the matter of: 504, 381 EDINBURGH RD S
GUELPH ON N1G3J7

Between: Southwood Apartments Limited Landlord

And

Michael Ling Tenant
Sarah Roberts

Southwood Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Ling and Sarah Roberts (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on March 6, 2023.

Only the Landlord's representative Faith McGregor attended the hearing. As of 11:24am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant vacated the rental unit on June 30, 2022.
2. 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 \$186.00 for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2023 at 6.00% annually on the balance outstanding.

File Number: LTB-L-021413-22

June 19, 2023

Date Issued

Percy Laryea

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.

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