



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

Citation: PH Phillips Property Management Inc. v Shanon Mcelroy, 2023 ONLTB 41406

Date: 2023-06-02

File Number: LTB-L-073840-22

In the matter of: 308, 101 PHILLIPS RD
PORT HOPE ON L1A3Z8

Between: PH Phillips Property Management Inc. Landlord

And

Shanon Mcelroy Tenant

PH Phillips Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shanon Mcelroy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 23, 2023.

Only the Landlord attended the hearing. 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. After the application was filed, the Tenant paid the total rent she was required to pay for the period ending May 31, 2023.
2. The Tenant has not paid the application filing fee to the Landlord.
3. 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 pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00 for the unpaid cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing* on or before June 13, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 14, 2023 at 6.00% annually on the balance outstanding.

June 2, 2023

Order Page: 1 of 2

File Number: LTB-L-073840-22

Date Issued

Sandra Macchione
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.

