



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

Citation: Drewlo Holdings Inc. v Hawkins, 2023 ONLTB 34065

Date: 2023-05-03

File Number: LTB-L-008496-23

In the matter of: 403, 665 WINDERMERE ROAD LONDON
ON N5X2Y6

Between: Drewlo Holdings Inc. Landlord

And

Melissa Hawkins Patrick Elliot Tenants

Drewlo Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Hawkins and Patrick Elliot (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 29, 2023. Only the Landlord's legal representative, T. Hess attended the hearing.

As of 10:26am, the Tenants were 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. As of the date of the hearing the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the rent they were required to pay for the period from May 1, 2022 to March 31, 2023.
3. The lawful monthly rent is \$1,482.15.00 due on the first day of the month.
4. The rent arrears owing to March 31, 2023 are \$1,446.00.
5. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,647.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before May 14, 2023, the Tenants will start to owe interest. This will be simple interest calculated from May 15, 2023 at 6.00% annually on the balance outstanding.

File Number: LTB-L-008496-23

May 3, 2023

Date Issued

_____ Curtis Begg

Member, Landlord and Tenants Board

15 Grosvenor St, 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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenants must pay to the Landlord

Rent Owing To Move Out Date	\$8,784.45
Application Filing Fee	\$201.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$7,338.45
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants are entitled to	- \$0.00
Total amount owing to the Landlord	\$1,647.00