



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

Citation: SAUNDERS v MORRISON, 2022 ONLTB 11975

Date: 2022-11-14

File Number: LTB-L-046331-22

In the matter of: UPPER, 737 4TH AVENUE EAST
OWEN SOUND ON N4K2N5

Between: SABRINA SAUNDERS Landlord

And

MELISSA MORRISON Tenant

SABRINA SAUNDERS (the 'Landlord') applied for an order requiring MELISSA MORRISON (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on October 24, 2022.

The Landlord's Representative Carrie Bertrand and the Tenant attended the hearing.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. At the hearing the Landlord amended their application from seeking \$3,295.87 to \$1,300.00 for the period of December 2021 to February 2022. This reduction is because the Landlord erroneously included hydro fees which were not rent in their application. Since the Application was filed rent for March 2022 to October 2022 has come due.
3. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2021 to October 31, 2022.
4. The lawful rent is \$1,900.00. It is due on the 1st day of each month.
5. The Tenant has paid \$2,700.00 to the Landlord after the application was filed.
6. The rent arrears owing to October 31, 2022 are \$13,800.00
7. 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 Tenant shall pay to the Landlord \$14,001.00. This amount includes rent arrears owing up to October 31, 2022 and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before November 25, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 26, 2022 at 4.00% annually on the balance outstanding.

November 14, 2022
Date Issued

Amanda Kovats
Member, Landlord and Tenant Board

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