



REQUEST FOR FRENCH LANGUAGE SERVICES

I would like the dispute resolution process (e.g. case conferences and hearings) to be conducted in French:	No
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If you are a responding party and require French Language Services, complete the [Request for French Language Services](#) form and send it by email or mail to the Landlord and Tenant Board (LTB) office handling this file. You can find email and mailing addresses on the [Contact the LTB](#) webpage.

REQUEST FOR ACCOMMODATION UNDER THE ONTARIO HUMAN RIGHTS CODE

Accommodations are arrangements to allow everyone, regardless of their abilities, to participate fully in the LTB's process.

If you require accommodation complete the [Accommodation Request](#) form and email or mail it to the LTB office that is handling this file. The form and more information about accommodation is available at tribunalsontario.ca/en/accessibility-and-diversity/.

ADDRESS OF THE RENTAL UNIT COVERED BY THIS APPLICATION

Street Number:	248
Street Name:	HILDA ST
Unit, Apartment, Suite (if applicable):	18 UPPER
Municipality (City, Town, etc):	ORILLIA
Postal Code:	L3V1J1
Province:	ON
Country:	Canada



LANDLORD NAMES AND ADDRESS

LANDLORD 1	
Type:	Company
Company Name (if applicable):	Balmoral Developments Hilda Inc. o/a Hilda House
Legal First Name:	Erwin
Legal Last Name:	Kurtz
Legal Middle Name (optional):	
Street Number:	248
Street Name:	HILDA ST
Unit, Apartment, Suite (if applicable):	18 LOWER
Municipality (City, Town, etc):	ORILLIA
Postal Code:	L3V1J1
Province:	ON
Country:	Canada
Email:	rentals@hildahouse.com
Preferred Phone Number:	(705) 259-8300
Alternate Phone Number (optional):	

INFORMATION ABOUT THE LEGAL REPRESENTATIVE

REPRESENTATIVE 1	
Type:	Paralegal
Company Name (if applicable):	De Palma & Associates Legal Services
Legal First Name:	Nicole



Legal Last Name:	Fazzari
Legal Middle Name (optional):	
Law Society of Ontario #:	P13818
Street Number:	660
Street Name:	ATHERLEY RD
Unit, Apartment, Suite (if applicable):	6
Municipality (City, Town, etc):	ORILLIA
Postal Code:	L3V1P2
Province:	ON
Country:	Canada
Email:	nicole@depalmaparalegal.ca
Preferred Phone Number:	(705) 909-0805
Alternate Phone Number (optional):	

TENANT NAMES AND ADDRESS

TENANT 1	
Type:	Tenant
Company Name (if applicable):	
Legal First Name:	Paige
Legal Last Name:	Opdenkelder
Legal Middle Name (optional):	
Street Number:	248
Street Name:	HILDA ST



Unit, Apartment, Suite (if applicable):	18 UPPER
Municipality (City, Town, etc):	ORILLIA
Postal Code:	L3V1J1
Province:	ON
Country:	Canada
Email:	paigewieczorek@outlook.com
Preferred Phone Number:	
Alternate Phone Number (optional):	

RELATED APPLICATIONS

If you or your tenant filed other applications that relate to this rental unit and those applications have not been resolved, list their file numbers below.

File Number	
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IS THE TENANT STILL IN POSSESSION OF THE RENTAL UNIT?

The tenant must be in possession of the rental unit when you file this application, unless you are applying for Reason 2 (because you believe the tenant abandoned the rental unit).

The tenant is still in possession of the rental unit:	Yes
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TOTAL AMOUNT TENANT OWES

Total NSF charges owing:	\$0.00
Total Utility Cost Owing:	\$0.00
Total costs for damages owing:	\$0.00
Total costs relating to substantial	



interference owing:	\$0.00
Total costs for misrepresentation of income:	\$0.00
Application Fee:	\$186.00
Total:	\$186.00

If the tenant moved out of the rental unit in the past year and you want to collect money you believe the former tenant owes, you may be able to file an [Application to Collect Money a Former Tenant Owes](#) (Form L10).

REASONS TO END TENANCY

I am applying to evict the tenant because:		
REASON 1: I gave the tenant one of the following Notices to End your Tenancy.		<input checked="" type="checkbox"/>
The following notice(s) were given to the tenant for which this application is based on.		
Notice N5	Notice to End your Tenancy for Interfering with Others, Damage or Overcrowding	<input checked="" type="checkbox"/>
Notice N5 (2nd)	Notice to End your Tenancy for Interfering with Others, Damage or Overcrowding	<input type="checkbox"/>
Notice N6	Notice to End your Tenancy for Illegal Acts or Misrepresenting Income in a Rent-Geared-to-Income Rental Unit	<input type="checkbox"/>
Notice N7	Notice to End your Tenancy for Causing Serious Problems in the Rental Unit or Residential Complex	<input type="checkbox"/>
Notice N8	Notice to End your Tenancy at the End of the Term	<input type="checkbox"/>
Notice N12	Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit	<input type="checkbox"/>
	Notice to End your Tenancy Because the	



Application Type(s):
Form L2: Application to End a Tenancy and Evict a Tenant
or Collect Money
(Disponible en français)

Notice N13	Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use	<input type="checkbox"/>
What is the termination date in the notice you selected above?		2024-10-15
REASON 2: I believe the tenant abandoned the rental unit. The tenant must owe arrears of rent for the LTB to determine that the tenant abandoned the rental unit.		<input type="checkbox"/>
Why do you believe the tenant abandoned the rental unit?		
REASON 3: The tenant occupies a superintendent's unit and their employment as superintendent ended.		<input type="checkbox"/>
The tenant's employment ended on:		

APPLYING TO COLLECT MONEY THE TENANT MAY OWE YOU

I am applying for an order to collect money the tenant owes:

Note: this application cannot be used to collect money for rent arrears the tenant may owe.

REASON 1: The tenant must pay for each day they stay in the rental unit after the termination date in the notice of termination.	<input checked="" type="checkbox"/>
REASON 2: The tenant must pay the bank charges and related administration charges for NSF cheques the tenant gave me. Note: the maximum administration charge you can claim for each cheque is \$20.00	<input type="checkbox"/>
I have calculated the amount of NSF bank charges and my related administration charges the tenant owes me as follows:	
The total amount the tenant owes	



for NSF cheques is:	\$0.00
INFORMATION ABOUT THE TENANT'S RENT AND RENT DEPOSIT	
The following information will help the LTB determine the amount of money the tenant may owe me.	
The current rent is:	\$1,947.50
The tenant is required to pay rent:	Monthly
If "other", please specify:	
The amount of rent currently on deposit:	\$1,900.00
The date the rent deposit was collected:	2023-06-12
The last rental period for which the tenant was paid interest on the rent deposit	
REASON 3: The tenant did not pay utility costs (utilities means heat, electricity and water) that they were required to pay under the terms of the tenancy agreement while they were living in the rental unit.	<input type="checkbox"/>
Total of Utility Costs	\$0.00
REASON 4: The tenant or someone else visiting or living in the rental unit willfully or negligently caused damage to the rental unit or residential complex. The tenant must pay the reasonable costs necessary to repair or replace the damaged property.	<input type="checkbox"/>
The reasonable costs I have incurred or will incur to repair or replace the damaged property are:	\$0.00



<p>What were the damages to the property? How did you calculate the costs you are claiming to repair or replace the damaged property?</p>	
<p>REASON 5: The tenant or someone else visiting or living in the rental unit substantially interfered with the landlord's reasonable enjoyment or lawful right, privilege or interest. The tenant must pay the reasonable out-of-pocket expenses I incurred as a result of this conduct.</p> <p>Note: Do not select this reason if the tenant caused damage to the rental unit or residential complex or did not pay utility bills.</p>	<input type="checkbox"/>
<p>The reasonable costs I have incurred are:</p>	<p>\$0.00</p>
<p>How did the tenant or someone else visiting or living in the rental unit substantially interfere with your reasonable enjoyment or lawful right, privilege or interest? Provide details about your expenses and how they are connected to this conduct.</p>	
<p>REASON 6: The tenant lives in a rent-geared-to-income rental unit and has misrepresented their income or that of family members living in the rental unit. The tenant must pay the additional amount they would have been required to pay had they not misrepresented their income.</p>	<input type="checkbox"/>
<p>The tenant must pay me:</p>	<p>\$0.00</p>
<p>How did you calculate the</p>	



additional amount you are claiming the tenant owes?	
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ATTACHED DOCUMENTS

DOCUMENT 1	
File Name	COS - N5 - SEPTEMBER 2024.PDF
Application Type(s):	L2
Document Type:	Certificate of Service
DOCUMENT 2	
File Name	N5 - SEPTEMBER 2024.PDF
Application Type(s):	L2
Document Type:	N5

SIGNATURE

To the best of my knowledge, the information in this form is complete and accurate. I understand that it is an offence under s.234 of the Residential Tenancies Act, 2006 to file false or misleading information in this form.

Who completed the application?	Applicant's Representative
Who signed the application?	Nicole Fazzari
Completed date:	2024-10-03

COLLECTING PERSONAL INFORMATION

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the Residential Tenancies Act, 2006. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's [Access to Records Policy](#) and the Tribunal Adjudicative Records Act, 2019. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you



have questions about confidentiality orders or access to records, please contact us by email at LTB@ontario.ca or our Contact Center at 416-645-8080 or 1-888-332-3234 (toll free).

Important Information from the Landlord and Tenant Board

1. It is an offence under the Residential Tenancies Act, 2006 to file false or misleading information with the Landlord and Tenant Board.
2. The LTB can order either the landlord or the tenant to pay the other's costs related to the application.
3. The LTB has Rules of Practice that set out rules related to the application process and Interpretation Guidelines that explain how the LTB might decide specific issues that could come up in an application. You can read the Rules and Guidelines on the LTB website at <https://tribunalsontario.ca/ltb/rules-practice-directions-guidelines/>.