

Barrie Housing's First Attempt At Illegally Evicting Me

At the end of 2018, Barrie Housing employee Ashley Sutherland called me on the phone and told me I didn't owe rent for that month. I thought this was strange, so I asked her if she was sure. She proceeded to list off all the dates I made rent payments and assured me I didn't owe more rent money.

Although this didn't make sense to me, I trusted her to be telling me the truth. However, she "made a mistake" and I still owed \$586.53. So I received a \$175 "eviction filing fee" in addition to the \$586.53.

When I first received an eviction notice, I called several managers, including Ashley Sutherland, and left voice mails with all of them. None of them returned my calls. Eventually, one of Barrie Housing's staff called me to arrange a repayment plan with them. I explained to her what happened and she told me she couldn't help me with this, but could only help me with making this repayment plan. I no longer have the eviction notice, but for some reason I found these documents in my old files. After this happened, I had to start recording phone calls with Barrie Housing staff because they lie about everything and deny all their constant "mistakes".



Repayment Agreement



Tenant's Unit Address: 507-380 Duckworth St., Barrie ON L4M 6J8

This contract is between;

LEAH DYCK and BARRIE HOUSING

I/We have: (Select the appropriate reason)

- Not paid the full monthly rent, including any retroactive rent charges, in accordance with my/our current and/or former lease and all relevant laws

FEB 21 2019

As of I/We owe \$586.53 to Barrie Housing as a result of this debt.

I/We agree to pay back this debt by making extra payments on top of the regular monthly rent. The regular monthly rent is due on the 1st day of each month. This chart shows the date and the amount of each payment toward the debt owing. I/We agree to this schedule.

Tenant(s): Barrie Housing, Lisa Crane-McDonald:

Table with 2 columns: Date (dd/mm/yyyy) and Amount. Rows include dates from 08/03/2019 to 08/08/2019 with amounts of \$97.75, and a Total row with amount \$586.53.

This is the repayment plan I had because Ashley wouldn't admit to her "mistake" when she called me and told me I didn't owe anymore rent money. It turned out, she lied, so I was charged \$175 in addition to this \$586.53. When this happened, I realized I had to record all phone calls with Barrie Housing staff since they lie about everything.



NOTICE OF HEARING

Under section 174 of the *Residential Tenancies Act, 2006*

The Landlord and Tenant Board (LTB) has scheduled a hearing

between: **BARRIE HOUSING**

and **LEAH DYCK**

concerning the rental unit located at:

507, 380 DUCKWORTH STREET BARRIE ON L4M 6J8

Purpose of the hearing:

The **landlord** has filed an application with the Landlord and Tenant Board (LTB) to evict the tenant. A copy of the application is attached to this notice. The LTB will hold a hearing to make a decision about the application.

Hearing information:

When: **Monday, April 08, 2019 9:30 AM**

Where: **Barrie Suite 303, 34 Simcoe Street, Barrie ON L4N 6T4 3rd Floor**

You must:

- arrive at 9:00 AM to sign in for your hearing
- be ready to stay the whole day – your hearing may be later in the day

The LTB usually books hearings for several applications to start at the same time on a hearing day. The LTB member in charge decides the order to hear those applications.

It is very important for you to attend the hearing. If you cannot attend the hearing, you should send someone who has your written permission to represent you. If you or your representative do not attend or come late, the LTB may hold the hearing without you and you may not be sent any further notice of the proceedings.

What can happen if you do not attend the hearing:

If you are the landlord and you do not attend the hearing or send a representative, the LTB can hold the hearing without you and your application may be dismissed.

If you are the tenant and you do not attend the hearing or send a representative, the LTB can hold the hearing without you and make a decision based on what is claimed by the landlord.



THE LANDLORD'S APPLICATION

Read the instructions carefully before completing this form. Print or type in capital letters.

PART 3: GENERAL INFORMATION

Landlord's Name and Address

First Name (If there is more than 1 landlord, complete a Schedule of Parties form and file it with this application.)

Grid for First Name

Last Name

Grid for Last Name

Company Name (if applicable)

BARRIE HOUSING

Street Address

72 ROSS STREET

Unit/Apt./Suite

2

Municipality (City, Town, etc.)

BARRIE

Prov.

ON

Postal Code

L4M1G3

Day Phone Number

(705) 727-0414

Evening Phone Number

() -

Fax Number

() -

E-mail Address

LISA@BARRIEHOUSING.COM

Tenant Names and Address

Tenant 1: First Name (If there are more than 2 tenants, complete a Schedule of Parties form and file it with this application.)

LEAH

Tenant 1: Last Name

DYCK

Tenant 2: First Name

Tenant 2: Last Name

Mailing Address (if it is different from the address of the rental unit)

Unit/Apt./Suite

Municipality (City, Town, etc.)

Prov.

Postal Code

Day Phone Number

(705) 718-0062

Evening Phone Number

() -

Fax Number

() -

E-mail Address

LEAH.DYCK@ICLOUD.COM

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 1

Grid for File Number 1

File Number 2

Grid for File Number 2



PART 1: ADDRESS OF THE RENTAL UNIT COVERED BY THIS APPLICATION

Street Number: 380; Street Name: DUCKWORTH; Street Type: STREET; Direction: ; Unit/Apt./Suite: 507; Municipality: BARRIE; Prov.: ON; Postal Code: L4M6J8

PART 2: TOTAL AMOUNT THE TENANT OWES

The following information is from your landlord

I am applying to the Landlord and Tenant Board for an order:

- to evict you because you owe rent, and
to collect the money you owe me.

I believe that you owe me a total of \$ 586.53 as of 13/02/2019 dd/mm/yyyy

This amount includes the filing fee for this application. You may also owe me any new rent that comes due after I file this application. To see how I calculated this amount, go to page 5.

The following information is from the Landlord and Tenant Board

IF YOU AGREE with the amount the landlord claims you owe:

If you agree with the amount the landlord claims you owe, you can pay everything you owe or work out a payment plan. However, read the options before you decide. You may want to get legal advice first.

OPTION 1: Pay everything you owe

If you pay all the rent you owe plus the landlord's filing fee before the Board issues an order about this application, the landlord will not be able to evict you for not paying the rent.

The amount you have to pay includes:

- the amount set out above that the landlord is claiming in this application, plus
any new rent that has come due after the landlord filed this application.

You can pay these amounts to the landlord directly, or to the Board in trust. Be sure to get a receipt for any amounts you pay to the landlord.

Go to the hearing, where you can tell the Board what you've paid. If the landlord gave you receipts for amounts you paid, bring them to the hearing.

OPTION 2: Work out a payment plan

If you cannot pay everything you owe right now, you can talk to your landlord to see if they are willing to work out a payment plan.

If you and the landlord agree to a payment plan, go to the hearing where you can explain the payment plan to the Board.

OFFICE USE ONLY

E-FILE DATE RECEIVED

13 Feb 2019

File Number

C E L - 8 3 2 8 3 - 1 9



PART 6: TOTAL AMOUNT OWING

Total rent owing:
 (from Part 5, Section 1) \$ 4 1 1 . 5 3

Total NSF cheque related charges owing:
 (from Part 5, Section 2) \$.

Application Fee: \$ 1 7 5 . 0 0

Total: \$ 5 8 6 . 5 3

LISA
ext. 105

PART 7: SIGNATURE

Landlord/Representative's Signature

LISA CRANE-MCDONALD *Lisa Ashley*
108

1 3 / 0 2 / 2 0 1 9
 dd/mm/yyyy

Who has signed the application? Shade the circle completely next to your answer.

- Landlord
- Legal Representative

Information About the Legal Representative

First Name

Last Name

LSUC # Company Name (if applicable)

Mailing Address

Unit/Apt./Suite Municipality (City, Town, etc.) Prov. Postal Code

Day Phone Number - Evening Phone Number - Fax Number -

E-mail Address