

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

**File Number:** EAL-80406-19

**In the matter of:** A3, 31 MONTGOMERY BOULEVARD  
KINGSTON ON K7M3N7

**Between:** Mark Redlich Landlord

**and**

Cory Scouten Tenant

Mark Redlich (the 'Landlord') applied for an order to terminate the tenancy and evict Cory Scouten (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Kingston on May 17, 2019. The Landlord's representative, James Moak, and the Tenant attended the hearing. The Tenant was assisted by Duty Counsel, Sarah Forsythe.

**Determinations and Reasons:**

1. For the reasons that follow, the Landlord's application is dismissed.
2. The application before me was filed with the Board on February 11, 2019. The application notes the Landlord as the landlord of the rental unit but is signed by Lesley Donovan ('LD'). LD is the owner of Edgewood Property Management, a private property management company retained by the Landlord to manage the rental unit.
3. Section 185 of the Residential Tenancies Act, 2006 (the 'Act') states the following:
  - (1) An application shall be filed with the Board in the form approved by the Board, shall be accompanied by the prescribed information and shall be signed by the applicant.
  - (2) An applicant may give written authorization to sign an application to a person representing the applicant under the authority of the *Law Society Act* and, if the applicant does so, the Board may require such representative to file a copy of the authorization.
4. Pursuant to section 185 of the Act, the application before me must have been signed by the Landlord or someone representing the Landlord under the authority of the *Law Society Act*.

5. LD is not authorized to provide legal services to the Landlord with respect to matters that arise under the Act. As LD is neither the Landlord nor an individual licensed under the *Law Society Act*, the application is not properly before the Board.

**It is ordered that:**

1. The Landlord's application is dismissed.

**May 22, 2019**  
**Date Issued**

---

Dawn Sullivan  
Member, Landlord and Tenant Board

Eastern-RO  
255 Albert Street, 4th Floor  
Ottawa ON K1P6A9

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