



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

Citation: Reda v Smith, 2022 ONLTB 2714

Date: 2022-08-09

File Number: LTB-L-002903-22

In the matter of: 2, 95 Main St
Odessa ON K0H2H0

Between: Ghazi Reda

And

Clinton Smith

I hereby certify this is a
true copy of an Order dated
AUG 9, 2022
Landlord and Tenant Board

Landlord

Tenant

Ghazi Reda (the 'Landlord') applied for an order to terminate the tenancy and evict Clinton Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 19, 2022.

Only the Landlord and the Landlord's Legal Representative Jordan Niewof attended the hearing.

As of 2:07 p.m., the Tenant was 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. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$800.00.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to July 31, 2022 are \$5,915.60.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.
8. The application was changed to an L1 to L9 for arrears only based on the Landlord's Legal Representative Mr. Niewof submissions.

It is ordered that:

1. The Tenant shall pay the Landlord:

- \$6,101.60 if the payment is made on or before August 20, 2022. See Schedule 1 for the calculation of the amount owing.
 - This amount includes rent arrears owing up to July 31, 2022 and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before August 20, 2022, the Tenant will start to owe interest. This will be simple interest calculated from August 21, 2022 at 3.00% annually on the balance outstanding.

August 9, 2022
Date Issued



Anthony Bruno
Member, Landlord and Tenant Board

15 Grosvenor Street, 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 Tenant must pay and continue the tenancy if the payment is made on or before August 20, 2022

Rent Owing To August 31, 2022	\$5,915.60
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$6,101.60