



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

Citation: Denim Enterprises Inc v Hiller, 2022 ONLTB 9490

Date: 2022-10-27

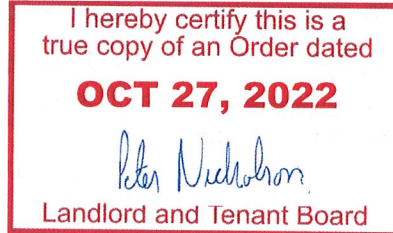
File Number: LTB-L-016249-22

In the matter of: Unit 103, 361 JOHN ST
MOUNT FOREST ON N0G2L3

Between: Denim Enterprises Inc

And

Jesse Hiller



Landlord

Tenant

Denim Enterprises Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jesse Hiller (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 28, 2022.

Only the Landlord's representative T. Kelly attended the hearing.

As of 2:07pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. 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 \$1,150.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$37.81. This amount is calculated as follows: \$1,150.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to September 30, 2022 are \$8,050.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. If the unit is not vacated on or before November 7, 2022, then starting November 8, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after November 8, 2022.



October 27, 2022
Date Issued

Peter Nicholson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on May 8, 2023 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Less the amount of the credit that the Tenant is entitled to	- \$
Total amount owing to the Landlord	\$6,984.93
Plus daily compensation owing for each day of occupation starting September 29, 2022	\$37.81 (per day)