



Order under Subsection 87(1)
Residential Tenancies Act, 2006

File Number: TSL-19948-21

In the matter of: 104, 21 PARK BLVD
TORONTO ON M8W1G4

Between: Lake Promenade Apartments Limited Landlord

and

Matthew Patrick Wayne Perry Tenants
Shante Aisha Allen
Vernet George Allen

Lake Promenade Apartments Limited (the 'Landlord') applied for an order requiring Vernet George Allen, Matthew Patrick Wayne Perry and Shante Aisha Allen (the 'Tenants') to pay the rent that they owe.

This application was heard by videoconference on November 17, 2021. Only the Landlord's Legal Representative, Howard Levenson, attended the hearing. As of 2:49 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenants did not pay the total rent they were required to pay for the period from December 1, 2020 to January 31, 2021.
2. The Tenants vacated the rental unit on January 31, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,839.60.
4. The Tenants have made no payments since the application was filed.
5. The Tenants paid a last month's rent deposit of \$1,839.60 at the start of the tenancy. This deposit is still being held by the Landlord and will be applied to the amount owing.

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,839.60, which represents the amount of rent owing up to January 31, 2021 less the last month's rent deposit.

2. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before December 28, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 29, 2021 at 2.00% annually on the balance outstanding.

December 17, 2021
Date Issued



Greg Brocanier
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st 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.