



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

**Citation:** Kanata Baptist Place Inc. v Lucina, 2023 ONLTB 15453

**Date:** 2023-01-23

**File Number:** LTB-L-025211-22

**In the matter of:** 49 MACNEIL CRT  
KANATA ON K2L4E4

**Between:** Kanata Baptist Place Inc. Landlord

**And**

Karolina Lucina and William Culka Tenant

Kanata Baptist Place Inc. (the 'Landlord') applied for an order requiring Karolina Lucina and William Culka (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2023.

Only the Landlord attended the hearing.

As of 9:23 a.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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2021 to January 31, 2023.
3. The lawful rent is \$1,158.00. It is due on the 1st day of each month.
4. The Tenant has paid all arrears to the Landlord after the application was filed.
5. The rent arrears owing to January 31, 2023 are \$0.00
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$186.00. This amount includes rent arrears owing up to January 31, 2023 and the cost of the application.

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**Tribunals Ontario**  
Landlord and Tenant Board

**Tribunaux décisionnels Ontario**  
Commission de la location immobilière

2. If the Tenant does not pay the Landlord the full amount owing on or before February 3, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 4, 2023 at 5.00% annually on the balance outstanding.

**January 23, 2023**  
**Date Issued**

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Camille Clyne  
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.

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