



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

File Number: TEL-19610-21

In the matter of: 2, 8 BOYCE AVENUE
SCARBOROUGH ON M1J1K5

Between: Niroja Arulanathan Landlord

and

Jewette Josephine Hudson Tenant

Niroja Arulanathan (the 'Landlord') applied for an order to terminate the tenancy and evict Jewette Josephine Hudson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owe.

This application was heard by videoconference on January 5, 2022. Only the Landlord's Legal Representative, Pran Ganesh, attended the hearing. As of 2:08 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from April 1, 2021 to January 31, 2022. Because of the arrears, the Landlord served a Notice of Termination effective September 17, 2021.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$1,500.00.
4. The Tenant paid \$1,300.00 after the application was filed.
5. The Landlord collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlord.
6. The Tenant has not paid the total rent the Tenant was required to pay for the period from April 1, 2021 to January 31, 2022.
7. The only part of the application that proceeded was the claim for rent arrears. As a result, the order will be limited to rent arrears and costs only, not eviction.

It is ordered that:

1. The Tenant shall pay to the Landlord \$9,700.00, which represents the amount of rent owing up to January 31, 2022.
2. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 28, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 29, 2022 at 2.00% annually on the balance outstanding.

January 17, 2022
Date Issued



Richard Ferriss
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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