



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

**Citation:** Toronto Community Housing Corporation v Simpson, 2023 ONLTB 17616

**Date:** 2023-01-26

**File Number:** LTB-L-026998-22

**In the matter of:** 45 SCARLETTWOOD CRT  
ETOBICOKE ON M9P 1T1

**Between:** Toronto Community Housing Corporation Landlord

**And**

Vanessa Simpson Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order requiring Vanessa Simpson (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 16, 2023.

Only the Landlord's representative Rahel Abera, licensed paralegal attended the hearing.

As of 1:57 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 Tenant vacated the rental unit on August 22, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to August 22, 2022.
3. The Tenant did not pay the total rent they were required to pay for the period from June 1, 2020 to August 22, 2022.
4. The lawful rent is \$867.00. It is due on the 22nd day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The tenancy ended on August 22, 2022 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to August 22, 2022 are \$4,660.00.
8. There is no rent being held on deposit.



9. 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 \$4,846.00. This amount includes rent arrears owing up to and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 6, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 7, 2023 at 5.00% annually on the balance outstanding.

**January 26, 2023**  
**Date Issued**

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Greg Witt  
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.