



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

**File Number:** TNL-32312-21

**In the matter of:** 1401, 1A RICHVIEW ROAD  
TORONTO ON M9A4M5

**Between:** H&R Property Management Ltd.

Landlord

**and**

Charles Obazei  
Lillian Obazei

Tenants

H&R Property Management Ltd. (the 'Landlord') applied for an order requiring Charles Obazei and Lillian Obazei (the 'Tenants') to pay the rent that they owe. The Landlord also claimed NSF cheque charges.

This application was heard by video conference on July 12, 2021. The Landlord's Legal Representative, David Ciobotaru attended the hearing. As of 3:08 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 April 1, 2021 to April 30, 2021.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$1,672.14.
4. The Landlord incurred charges of \$20.00 for cheques tendered by or on behalf of the Tenants, which were returned NSF.
5. The Landlord's uncontested evidence was the Tenants vacated the rental unit on April 30, 2021.
6. The Tenant made no payments after the application was filed.
7. The arrears and costs owing to April 30, 2021 total \$1,893.14.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$1,672.14, which represents the amount of rent owing up to April 30, 2021.
2. The Tenants shall also pay to the Landlord \$20.00, which represents the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenants
3. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.
4. The total amount owing under this order is \$1,893.14.
5. If the Tenants do not pay the Landlord the full amount owing on or before July 30, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 31, 2021 at 2.00% annually on the balance outstanding.



**July 19, 2021**  
**Date Issued**

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Sonia Anwar-Ali  
Member, Landlord and Tenant Board

Toronto North-RO  
47 Sheppard Avenue East, Suite 700, 7th Floor  
Toronto ON M2N5X5

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