



Order under Section 69
Residential Tenancies Act, 2006

In the matter of: 202, 90 ORENDA COURT
BRAMPTON ON L6W3N1

Between: Capreit Limited Partnership

Landlord

and

Afolashade Christiana Fatokun

Tenant

2021 CanLII 114589 (ON LTB)

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Afolashade Christiana Fatokun (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via videoconference on May 31, 2021 at 9:00 a.m.

The Landlord, represented by Jason Paine, a licensed Paralegal, and the Tenant attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from July 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 22, 2020.
2. The Tenant was in possession of the rental unit when the application was filed.
3. The lawful monthly rent is \$1,457.88
4. The Landlord collected a rent deposit of \$1,457.88 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from September 1, 2020 to October 22, 2020.
6. The Tenant paid \$10,915.04 after the application was filed.
7. As of the hearing date, the Tenant paid all outstanding rental arrears until the end of May 31, 2020. Only the application fee of \$186.00 remained outstanding.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief

from eviction subject to the condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act as only the application filing fee remains outstanding.

9. Furthermore, the Tenant was given an opportunity to pay the \$186.00 filing in equal payments of \$31.00 over 6 months but declined stating that she would pay the balance with the next week.

It is ordered that:

1. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing* on or before September 3, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 4, 2021 at 2.00% annually on the balance outstanding.



Peter Pavlovic
Member, Landlord and Tenant Board

August 23, 2021
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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