



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

**File Number:** TSL-21059-21

**In the matter of:** 907, 2 SECORD AVENUE  
TORONTO ON M4C2C3

**Between:** 2 Secord Inc Landlord

**and**

Abhinav Ahuja Tenant

2 Secord Inc (the 'Landlord') applied for an order requiring Abhinav Ahuja (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on July 28, 2021. Only the Landlord's legal representative, Sharon Harris, attended the hearing. As of 9:45 a.m. the Tenant was not present or represented although properly served with the notice of this hearing by the Board.

**Determinations:**

1. The Tenant was in possession of the rental unit on the date the application was filed. The Tenant moved out of the rental unit on April 30, 2021.
2. The Tenant did not pay the total rent the Tenant was required to pay for the period from January 1, 2021 to April 30, 2021.
3. The Lawful monthly rent was \$1,903.92.
4. The Landlord is holding a last month's rent deposit of \$1,903.92.
5. The Tenant paid \$1,163.97 after the application was filed.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$2,707.05, which represents the amount of rent owing up to April 30, 2021 less the rent deposit held by the Landlord.
2. The Tenant shall also pay to the Landlord \$201.00 for the cost of filing the application.

3. If the Tenant does not pay the Landlord the full amount owing on or before August 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 16, 2021 at 2.00% annually on the balance outstanding.

**August 4, 2021**

**Date Issued**



---

Vladimir Nikitin

Member, Landlord and Tenant Board

Toronto South-RO  
15 Grosvenor Street, 1st 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.