



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

File Number: TEL-16114-21

In the matter of: 1410, 20 ANTRIM CRESCENT
SCARBOROUGH ON M1P4N3

Between: H & R Property Management Ltd.

Landlord

and

Abigail Afua Zigah

Tenant

H & R Property Management Ltd. (the 'Landlord') applied for an order requiring Abigail Afua Zigah (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by video conference on July 28, 2021 beginning at 1:00 p.m.

The Landlord's Legal Representative, Sam Ursino, attended the hearing. As of 3:26 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 was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on April 30, 2021.
3. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
4. The Tenant paid \$4,106.59 after the application was filed.
5. The amount of arrears owing to April 30, 2021 total \$1,052.29.
6. At the hearing, the Landlord's Legal Representative was willing to allow the Tenant to be able to pay off the rental arrears in three payments.
7. The amount outstanding to July 31, 2021, inclusive of rent arrears, and costs, is \$1,253.29.
8. This order contains all of the reasons in this matter and no further reasons will be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenant terminated as of April 30, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord **\$1,052.29**, which represents the amount of rent owing and compensation up to April 30, 2021. This amount will be divided up into 3 payments:
 - (a) the Tenant will pay to the Landlord **\$550.00** on or before August 15, 2021.
 - (b) the Tenant will pay to the Landlord **\$550.00** on or before September 15, 2021.
 - (c) the Tenant will pay to the Landlord **\$153.29** on or before October 15, 2021.
3. The Tenant shall also pay to the Landlord **\$201.00** for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before October 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 16, 2021 at 2.00% annually on the balance outstanding.

August 4, 2021
Date Issued

Michael Di Salle
Michael Di Salle
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.