



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

File Number: TEL-16656-21

In the matter of: 509, 1140 MARY STREET N
OSHAWA ON L1G5H1

Between: Imh Pool Xx Lp Landlord

and

Perry John Tenant

Imh Pool Xx Lp (the 'Landlord') applied for an order requiring Perry John (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard via videoconference on July 14, 2021 at 1:00 p.p.

Only the Landlord, represented by Fabio Quattrociochhi, a licensed Paralegal, attended the hearing. The Tenant was not present or represented at the hearing though being properly served with the Notice of Hearing by the Board.

The hearing proceeded without the Tenant at 3:31 p.m.

Determinations:

1. This is a L9 Application to Collect Rent the Tenant Owes.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant did not pay the total rent the Tenant was required to pay for the period from March 1, 2021 to March 31, 2021.
4. The property was sold on March 31, 2021 to Starlight Investments.
5. The Landlord's representative submitted confirmation that Starlight Investments does not retain interest for arrears owing by the Tenant and that the former Landlord retains the right to collect any arrears accrued prior to the sale of the property.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,000.00, which represents the amount of rent owing up to March 31, 2021.

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 January 30, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2022 at 2.00% annually on the balance outstanding.

January 19, 2022
Date Issued



Peter Pavlovic
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.