



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

File Number: TSL-19929-21

In the matter of: 1201, 125 REDPATH AVENUE
TORONTO ON M4P1J5

Between: Menkes Rental Suites Management Inc. Landlord

and

Brooklyn Perry Tenant

Menkes Rental Suites Management Inc. (the 'Landlord') applied for an order requiring Brooklyn Perry (the 'Tenant') to pay the rent that the Tenant owes. The Landlord also claimed administration charges related to NSF cheques.

This application was heard by videoconference on October 27, 2021. Only the Landlord's Legal Representative, Kimberly Sears, attended the hearing. As of 2:49 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 did not pay the total rent the Tenant was required to pay for the period from September 1, 2020 to July 31, 2021.
2. The Landlord incurred charges of \$140.00 for administration charges related to cheques tendered by or on behalf of the Tenant, which were returned NSF.
3. The Tenant vacated the rental unit on July 18, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
4. The lawful monthly rent was \$2,195.00.
5. The Tenant paid \$4,000.00 after the application was filed.
6. The Tenants paid a last month's rent deposit of \$2,195.00. This amount is still held by the Landlord and will be applied against the total amount outstanding.

It is ordered that:

1. The Tenant shall pay to the Landlord **\$13,575.00**, which represents the amount of rent owing up to July 31, 2021 less the last month's rent deposit.

2. The Tenant shall also pay to the Landlord **\$140.00**, which represents the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenant
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 November 12, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 13, 2021 at 2.00% annually on the balance outstanding.

November 1, 2021

Date Issued

Michael Di Salle

Michael Di Salle

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.