

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

File Number: TNL-33571-21

In the matter of: 217, 1065 DON MILLS ROAD
NORTH YORK ON M3C1X4

Between: D. Ross & Sons Limited

Landlord

and

Michael Ogbuka

Tenant

D. Ross & Sons Limited (the 'Landlord') applied for an order requiring Michael Ogbuka (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on October 18, 2021. Only the Landlord's Legal Representative, Matt Anderson attended the hearing. As of 10:01 a.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 June 1, 2021 to July 31, 2021.
2. The Tenant vacated the rental unit on July 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,595.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant has made no payments since the application was filed.

It is ordered that:

1. The Tenant shall pay to the Landlord \$3,190.00, which represents the amount of rent owing up to July 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 November 30, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2021 at 2.00% annually on the balance outstanding.

November 19, 2021
Date Issued



Greg Brocanier
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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