



Order under Section 69 Residential Tenancies Act, 2006

Citation: CAPREIT LIMITED PARTNERSHIP v Nicholoas, 2023 ONLTB 16488

Date: 2023-01-25

File Number: LTB-L-024456-22

In the matter of: 505, 75 FIDDLERS GREEN RD
LONDON ON N6H4S8

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

Veronica Ann Nicholoas Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict Veronica Ann Nicholoas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 4, 2023.

Only the Landlord's agent, Ayden Pearson attended the hearing.

As of 2:38 p.m. the Tenant was not present or represented at the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$928.88. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$30.54. This amount is calculated as follows: \$928.88 x 12, divided by 365 days.
5. The Tenant has paid \$9,159.74 to the Landlord since the application was filed.
6. There are not arrears of rent owing to January 31, 2023. There is a credit of \$162.12.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Tenant owes to the Landlord the balance of the filing fee in the amount of \$23.88 (credit of \$162.12 - \$186.00).

It is ordered that:

1. The Tenant shall pay to the Landlord the balance of the application filing fee in the amount of \$23.88. See Schedule 1 for the calculation of the amount owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 5, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 6, 2023 at 5.00% annually on the balance outstanding.

January 25, 2023

Date Issued

Debbie Mosaheb

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to the Landlord

Rent Owing To January 31, 2023	\$8,997.62
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$9,159.74
Total the Tenant must pay to the Landlord	\$23.88