



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: Pine Allard Properties v Cheyene Nanie, 2023 ONLTB 44271

Date: 2023-06-15

File Number: LTB-L-037828-22

In the matter of: 411, 769 PINE ST
SAULT STE. MARIE ON P6B3G2

Between: Pine Allard Properties Landlord

And

Cheyene Nanie Tenant
Riahha Maxwell

Pine Allard Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Cheyene Nanie and Riahha Maxwell (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 15, 2023.

Only the Landlord's agent Carrie Seabrook attended the hearing.

As of 11:05am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. At the hearing, the Landlord's agent, Carrie Seabrook, submitted that the Landlord no longer seeks an order to terminate the tenancy and evict the Tenant since the Tenant has been paying rent on time since October 01, 2022. The Landlord seeks \$186.00 for filing the application.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before June 26, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 27, 2023 at 6.00% annually on the balance outstanding.

June 15, 2023
Date Issued

Percy Laryea
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.