



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

Citation: Schickedanz Bros. Properties v Soroush Delavari, 2023 ONLTB 42730

Date: 2023-06-13

File Number: LTB-L-000524-23

In the matter of: 901, 505 CUMMER AVE, NORTH YORK ON
M2K2L8

Between: Schickedanz Bros. Properties Landlord

And

Soroush Delavari Tenant

Schickedanz Bros. Properties (the 'Landlord') applied for an order requiring Soroush Delavari (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 24, 2023.

Only the Landlord's representative, Debbesha Morris attended the hearing.

As of 10:23 a.m., 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2022 to May 31, 2023.
3. The lawful rent is \$2,046.26. It is due on the 1st day of each month.
4. The Tenant has paid \$12,277.56 to the Landlord after the application was filed.
5. The rent arrears owing to May 31, 2023 are \$0.00
6. 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 pay to the Landlord \$186.00 for the cost of filing the application.

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Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

2. If the Tenant does not pay the Landlord the full amount owing on or before June 24, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 25, 2023 at 6.00% annually on the balance outstanding.

June 13, 2023

Date Issued

Camille Clyne

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.

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