



Order under Section 69 Residential Tenancies Act, 2006

Citation: Schickedanz Bros. Properties v Yavuz Uzamis, 2023 ONLTB 42146

Date: 2023-06-09

File Number: LTB-L-000500-23

In the matter of: 712, 70 CLIPPER RD
NORTH YORK ON M2J4E3

Between: Schickedanz Bros. Properties

Landlord

And

Yavuz Uzamis

Tenant

Schickedanz Bros. Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Yavuz Uzamis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 23, 2023.

Only the Landlord's legal representative, David Ciobotaru, attended the hearing.

As of 3:08 p.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. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,934.18. It is due on the 1st day of each month.
4. The Tenant has paid \$11,370.00 to the Landlord since the application was filed.
5. The rent arrears owing to May 31, 2023 are \$(0.82).
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 the Landlord \$185.18.

2. If the full amount owing is not paid by June 20, 2023, then the Tenant will start to owe interest. This will be simple interest calculated at 6.0% annually on the balance outstanding.

June 9, 2023
Date Issued

Mark Melchers
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.