



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

**Citation:** Medallion Corporation v Anwar Bonimy, 2023 ONLTB 41459

**Date:** 2023-06-08

**File Number:** LTB-L-032878-23

**In the matter of:** 215, 32 Carluke Crescent Toronto  
Ontario M2L3J3

**Between:** Medallion Corporation Landlord

**And**

Anwar Bonimy Tenant

Medallion Corporation (the 'Landlord') applied for an order requiring Anwar Bonimy (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 Samuel Korman attended the hearing.

As of 1:34p.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 Tenant did not pay the total rent they were required to pay for the period from July 1, 2022 to March 31, 2023.
2. The lawful rent is \$2,387.81. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The tenancy ended on March 31, 2023. Therefore, the Tenant's obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to March 31, 2023 are \$6,680.64
6. The Landlord collected a rent deposit of \$2,358.20 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

7. Interest on the rent deposit, in the amount of \$42.84 is owing to the Tenant for the period from November 1, 2021.
8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

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**Tribunals Ontario**  
Landlord and Tenant Board

**Tribunaux décisionnels Ontario**  
Commission de la location immobilière

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$4,480.06. This amount includes rent arrears owing up to March 31, 2023 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 19, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 20, 2023 at 6.00% annually on the balance outstanding.

**June 8, 2023**

**Date Issued**

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Amanda Kovats

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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