



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

Citation: Qamar Mirza v Shantee Gordon, 2023 ONLTB 41560

Date: 2023-06-06

File Number: LTB-L-065363-22

In the matter of 1, 37 lambton ave toronto ON  
M6N2S2

Between:	Qamar Mirza	<b>Landlord</b>
	And	
	Shantee Gordon	<b>Tenant</b>

Qamar Mirza (the 'Landlord') applied for an order to terminate the tenancy and evict Shantee Gordon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 9, 2023.

Only the Landlord attended the hearing.

As of 1:35 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 Tenant paid all the arrears owing up to May 31, 2023.

4. 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, which represents the L1 application filing fee.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 17, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 18, 2023 at 6.00% annually on the balance outstanding.

June 6, 2023

Date Issued

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Emily Robb

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.