

Tribunaux décisionnels Ontario

Commission de la location immobilière

Order under Section 69 Residential Tenancies Act, 2006

Citation: DURHAM REGION NON-PROFIT HOUSING CORPORATION v Sherene Aly, 2023

ONLTB 41563

Date: 2023-06-05

File Number: LTB-L-064891-22

In the matter of: 7, 1840 WESTCREEK DR

PICKERING ON L1V6M7

Between: DURHAM REGION NON-PROFIT HOUSING

Landlord

CORPORATION

And

Sherene Aly Tenant

DURHAM REGION NON-PROFIT HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Sherene Aly (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's Agent, A. Herschied attended the hearing.

As of 1:30 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 \$134.00. It is due on the 1st day of each month.
- 4. Based on the Monthly rent, the daily rent/compensation is \$4.41. This amount is calculated as follows: \$134.00 x 12, divided by 365 days.

- 5. The Tenant has paid \$1,208.00 to the Landlord since the application was filed.
- 6. The rent arrears owing to May 31, 2023 are (6.00).
- 7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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It is ordered that:

- 1. The Tenant shall pay to the Landlord \$180.00. This amount represents the balance of the L1 application filing fee.
- 2. If the Tenant does not pay the Landlord the full amount owing on or before June 16, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 17, 2023 at 6.00% annually on the balance outstanding.

June 5, 2023	
Date Issued	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.