



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

Citation: CENCOURSE PROJECT INC v Alexis Moore, 2023 ONLTB 40362

Date: 2023-06-02

File Number: LTB-L-074310-22

In the matter of: 1204, 30 TUSCARORA ST
WINDSOR ON N9A6Y6

Between: CENCOURSE PROJECT INC

Landlord

And

Alexis Moore

Tenant

CENCOURSE PROJECT INC (the 'Landlord') applied for an order to terminate the tenancy and evict Alexis Moore (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 10, 2023.

Only the Landlord's representative Corinne Granger 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful rent is \$428.00. It is due on the 1st day of each month.
4. The Tenant has made all required rent payments up to May 31, 2023 since the application was filed.
5. There are no rent arrears outstanding.
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 application filing fee as follow: \$93.00 on or before June 13, 2023 and \$93.00 on or before July 15, 2023.

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2. If the Tenant does not pay the Landlord the full amount owing on or before June 13, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 14, 2023 at 6.00% annually on the balance outstanding.

June 2, 2023

Date Issued

Alicia Johnson

Member, Landlord and Tenant Board

15 Grosvenor St, 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.