



Order under Section 69 Residential Tenancies Act, 2006

Citation: MLPM 475920 Ontario Limited v Johnatan Isaza Toro, 2023 ONLTB 41401

Date: 2023-06-01

File Number: LTB-L-075097-22

In the matter of: 1805, 7 WALMER RD TORONTO
ON M5R2W8

Between: MLPM 475920 Ontario Limited Landlord

And

Diana Jara Osorio Tenants
Johnatan Isaza Toro

MLPM 475920 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Diana Jara Osorio and Johnatan Isaza Toro (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

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

Only the Landlord attended the hearing. The Tenants 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. After the application was filed, the Tenants have paid the total rent they were required to pay for the period ending May 31, 2023,
2. The Tenants have not paid the application filing fee to the Landlord.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00 for the unpaid cost of filing the application.

2. If the Tenants do not pay the Landlord the full amount owing* on or before June 12, 2023, the Tenants will start to owe interest. This will be simple interest calculated from June 13, 2023 at 6.00% annually on the balance outstanding.

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June 1, 2023

Date Issued

Sandra Macchione

Member, Landlord and Tenants 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.

