



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

**Citation:** Investors Group Trust Co. Ltd v Grace Medeiros, 2023 ONLTB 40508

**Date:** 2023-05-31

**File Number:** LTB-L-069036-22

**In the matter of:** 1507, 2 HANOVER RD  
BRAMPTON ON L6S4H9

**Between:** Investors Group Trust Co. Ltd Landlord

**And**

Grace Medeiros Tenant

Investors Group Trust Co. Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Grace Medeiros (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 Legal Representative, Faith McGregor, attended the hearing.

As of 2:15 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 is in possession of the rental unit.
3. The Landlord sold the residential complex on March 27, 2023. As a result, the Landlord seeks arrears to March 27, 2023 and not eviction.
4. The lawful rent is \$1,608.00. It was due on the 1st day of each month.
5. The Tenant has paid \$6,630.20 to the Landlord since the application was filed.
6. The rent arrears owing to March 27, 2023 are \$1,710.31.
7. 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 \$1,896.31. This amount includes rent arrears owing up to the date the residential complex was sold and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 11, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 12, 2023 at 6.00% annually on the balance outstanding.

**May 31, 2023**  
**Date Issued**

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Khalid Akram  
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.

\*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay**

Rent Owing To March 27, 2023	\$8,340.51
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$6,630.20
<b>Total amount owing to the Landlord</b>	<b>\$1,896.31</b>