



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

Citation: Frastell Property Management Inc v Coghlan, 2023 ONLTB 27040

Date: 2023-05-31

File Number: LTB-L-046773-22

In the matter of: 801, 21 MAYFAIR AVE
TORONTO ON M5N2N5

Between: Frastell Property Management Inc Landlord

And

Mary Coghlan Tenant

Frastell Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mary Coghlan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 15, 2023.

The Landlord, Landlord's representative Faith McGregor and the Tenant attended the hearing.

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 \$2,307.99. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$75.88. This amount is calculated as follows: \$2,307.99 x 12, divided by 365 days.
5. The Tenant has paid \$18,069.89 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2023 are \$0.00. However, 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 filing the application.
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 5.00% annually on the balance outstanding.

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May 31, 2023

Date Issued

Percy Laryea

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.

