



**Order under Subsection 87(1)  
Residential Tenancies Act, 2006**

**Citation:** TLR PROPERTY MANAGEMENT LP AS AGENT ON BEHALF OF 592 SHEBOURNE  
LP v ZAINAB BENSON, 2023 ONLTB 39740

**Date:** 2023-05-29

**File Number:** LTB-L-012591-23

**In the matter of:** 4404, 25 SELBY STREET TORONTO  
ON M4Y0E6

**Between:** TLR PROPERTY MANAGEMENT LP AS Agent on behalf of 592 SHEBOURNE LP Landlord

**And**

LAILA BENSON and ZAINAB BENSON Tenant

TLR PROPERTY MANAGEMENT LP AS AGENT ON BEHALF OF 592 SHEBOURNE LP (the 'Landlord') applied for an order requiring LAILA BENSON and ZAINAB BENSON (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 12, 2023.

Only the Landlord's representative F. McGregor and the Landlord's agent V. Skinner attended the hearing. As of 2:00pm, the Tenant was not present or represented at the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. The Tenant did not pay the total rent they were required to pay for the period from April 1, 2022 to January 31, 2023.
2. The lawful rent is \$3,714.75. It is due on the 1st day of each month.
3. The Tenant has paid \$730.00 to the Landlord after the application was filed.
4. The tenancy ended on January 31, 2023, and the Tenant's obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to January 31, 2023 are \$8,047.83

6. The Landlord collected a rent deposit of \$3,714.79 from the Tenant and this deposit is still being held by the Landlord. The rent deposit of \$3,714.79 and interest owing on the rent deposit in the amount of \$7.89 is applied to the arrears of rent because the tenancy is terminated.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

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**Tribunals Ontario**  
Landlord and Tenant Board

**Tribunaux décisionnels Ontario**  
Commission de la location immobilière

2023 ONL TB 39740 (CanLI)

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$4,526.19. This amount includes rent arrears owing up to January 31, 2023 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 9, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 10, 2023 at 6.00% annually on the balance outstanding.

**May 29, 2023**  
**Date Issued**

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Peter Nicholson  
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.

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