



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

**Citation:** 414 Jarvis Residences Corp. v Michael Meeks, 2023 ONLTB 38953

**Date:** 2023-05-26

**File Number:** LTB-L-065860-22

**In the matter of:** 105, 414 JARVIS ST TORONTO  
ON M4Y3C2

**Between:** 414 Jarvis Residences Corp. Landlord

**and**

Michael Meeks Tenant

414 Jarvis Residences Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Meeks (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2023.

The Landlord's Legal Representative, Victoria Orlandi, attended the hearing.

As of 11:08 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB.

### **Determinations:**

1. The Landlord's Certificate of Service for the Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) was unsigned and the individual who served the N4 Notice was not available to attend the hearing.
2. The Landlord's Representative advised the Tenant made a payment by cheque the day before the hearing that, once cleared, will satisfy all but \$7.40 of the arrears owing and cost of filing the application.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,366.20.
5. In the above circumstances, the Landlord sought an order only for the outstanding amount of \$7.40. As a result, I find the Tenant paid all arrears for the period ending May 31, 2023, after the application was filed and this order is limited to costs only and not eviction.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$7.40 for the cost of filing the application.

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2. If the Tenant does not pay the Landlord the full amount owing on or before June 6, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 7, 2023, at 6.0% annually on the balance outstanding.

**May 26, 2023**  
**Date Issued**

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**Rebecca Case**  
Vice Chair, 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.

