



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

Citation: Park Property Management Inc. v Laine McGarragle, 2023 ONLTB 39298

Date: 2023-05-25

File Number: LTB-L-063817-22

In the matter of: 802-25 Wood Street
Toronto, ON M4Y 2P9

Between: Park Property Management Inc. Landlord

And

Laine McGarragle Tenant

Park Property Management Inc. (the 'Landlord') applied for an order requiring Laine McGarragle (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 26, 2023.

Only the Landlord's Legal Representative Julian Shmuka attended the hearing.

As of 2:03 pm, 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2022 to April 30, 2023.
3. The lawful rent is \$1,442.55. It is due on the 1st day of each month.
4. The Tenant has paid \$10,080.75 to the Landlord after the application was filed.
5. The rent arrears owing to April 30, 2023 are \$0.00
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

7. The Tenant shall pay to the Landlord \$186.00. This amount includes rent arrears owing up to April 30, 2023 and the cost of the application.
- 8.

Order Page: 1 of 2



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Commission de la location immobilière

9. If the Tenant does not pay the Landlord the full amount owing on or before June 5, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 6, 2023 at 6.00% annually on the balance outstanding.

May 25, 2023

Date Issued

Jagger Benham

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.

