



Order under Section 69 Residential Tenancies Act, 2006

Citation: Homestead Land Holdings Limited v Ioannis Souris, 2023 ONLTB 34387

Date: 2023-05-18

File Number: LTB-L-058661-22

In the matter of: 1908, 195 CLEARVIEW AVE OTTAWA
ON K1Z6S1

Between: Homestead Land Holdings Limited Landlord

And

Ioannis Souris Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ioannis Souris (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 25, 2023.

The Landlord representative Maegan O'Connor and the Tenant attended the hearing. As of 10:58am, the Tenant was not present in the hearing room as her phone disconnected at 9:52am. 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,740.34. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$57.22. This amount is calculated as follows: \$1,740.34 x 12, divided by 365 days.
5. The Tenant has paid \$11,945.00 to the Landlord since the application was filed.
6. The total amount owing to April 30, 2023 are \$14.36.

It is ordered that:

1. The Tenant shall pay to the Landlord the total amount of \$14.36 owing.
2. The Tenant shall pay the Landlord the full amount owing by May 29, 2022.

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3. If the Tenant does not pay the Landlord the full amount owing by May 29, 2023, the Tenant will owe interest. This will be simple interest calculated from May 30, 2023, at 6.00% annually on the outstanding balance.

May 18, 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.

