



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

Citation: 414 Jarvis Residences Corp. v Jeffrey Wright, 2023 ONLTB 36353

Date: 2023-05-16

File Number: LTB-L-058003-22

In the matter of: 101, 414 JARVIS ST
TORONTO ON M4Y3C2

Between: 414 Jarvis Residences Corp. Landlord

And

Jeffrey Wright and Tara O'Hare Tenants

414 Jarvis Residences Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey Wright and Tara O'Hare (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord's legal representative, Carrie Aylwin, attended the hearing.

As of 9:32 a.m., the Tenants were 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. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Nonpayment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,518.00. It is due on the 1st day of each month.
4. The Tenants have paid \$10,626.00 to the Landlord since 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.

Order Page: 1 of 2

File Number: LTB-L-058003-22

It is ordered that:

1. The Tenants shall pay the Landlord \$186.00 on or before May 27, 2023.
2. If the Tenants do not pay the full amount owing on or before May 27, 2023, they will start to owe interest. This will be simple interest calculated at a rate of 6.00% annually beginning on May 28, 2023 on the amount outstanding.

May 16, 2023
Date Issued

Mark Melchers
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.

Order Page: 2 of 2