



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

**Citation:** Munaf Bala v Debby Weare, 2023 ONLTB 35420

**Date:** 2023-05-08

**File Number:** LTB-L-061952-22

**In the matter of:**

Basement Unit 1, 10131 Sheppard Avenue  
East  
Scarborough ON M1B1E8

**Between:**

Munaf Bala

Landlord

**And**

Debby Weare, Kelly Marges and Terry  
Michael Alcott

Tenant

Munaf Bala (the 'Landlord') applied for an order to terminate the tenancy and evict Debby Weare, Kelly Marges and Terry Michael Alcott (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 27, 2023.

Only the Landlord attended the hearing.

As of 10:12 a.m., 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. The Tenant did not pay the total rent that the Tenant was required to pay for the period from October 1, 2022 to October 31, 2022.
2. As of the hearing date, the Tenant was no longer in possession of the rental unit.
3. The lawful rent is \$1,700.00. It is due on the 1st day of each month.
4. The Tenant paid all arrears for the period ending October 31, 2022 after the application was filed, including having the last month's rent deposit applied.
5. The only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.

**It is ordered that:**

1. The Tenant shall pay to the Landlord **\$186.00** for the cost of the application.

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2. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2023 at 6.00% annually on the balance outstanding.

**May 8, 2023**

**Date Issued**

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Heather Chapple

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.

