



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

Citation: Dionne Lawrence v Denika Avis, 2023 ONLTB 34295

Date: 2023-05-01

File Number: LTB-L-013781-23

In the matter of: 415, 10 De Boers Drive
North York ON M3J0G5

Between: Dionne Lawrence Landlord

And

Denika Avis Tenant

Dionne Lawrence (the 'Landlord') applied for an order requiring Denika Avis (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 12, 2023.

Only the Landlord attended the hearing.

As of 3:07 p.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. 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 January 4, 2023 to May 3, 2023.
3. The lawful rent is \$2,500.00. It is due on the 4th day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to May 3, 2023 are \$10,000.00
6. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$10,201.00. This amount includes rent arrears owing up to May 3, 2023 and the cost of the application.



2. If the Tenant does not pay the Landlord the full amount owing on or before May 12, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 13, 2023 at 6.00% annually on the balance outstanding.

May 1, 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.