



AMENDED ORDER
Order under Section 130
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

Citation: Drewlo Holdings Inc. v Zhao, 2023 ONLTB 34246

Date: 2023-04-28

File Number: LTB-L-030880-22-AM

In the matter of: 709, 80 CAPULET LANE
LONDON ON N6H0B4

Between: Drewlo Holdings Inc. Landlord

And

Huixin (scarlett) Zhao Tenant

This amended order is issued to correct a clerical error in the original order. The correction has been bolded and underlined for ease of reference.

Drewlo Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Huixin (scarlett) Zhao (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 26, 2022. Only the Landlord's legal representative, C. Aboussafy attended the hearing.

As of 10:38am, 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 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 \$1,504.84. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.47. This amount is calculated as follows: \$1,504.84 x 12, divided by 365 days.
5. **The Tenant has paid \$9,054.04 to the Landlord since the application was filed.**
6. **The rent arrears owing to October 31, 2022 are \$0.00.**

7. At the hearing, the Landlord’s legal representative submitted that the Tenant only owed the \$186.00 for filing the application. An order for costs shall issue.

It is ordered that:

- 1. The Tenant shall pay \$186.00 to the Landlord.
- 2. If the Tenant does not pay the Landlord the full amount owing on or before May 9, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 10, 2023, at 6.00% annually on the balance outstanding.

April 4, 2023
Date Issued

Curtis Begg
Member, Landlord and Tenant Board

April 28, 2023
Date Amended

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.

2023 ONLTB 34246 (CanLII)