



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

Citation: Oke v Harder, 2023 ONLTB 32786

Date: 2023-04-25

File Number: LTB-L-046534-22

In the matter of: Lower, 604 GLEN FORREST BLVD
WATERLOO ON N2L4J8

Between: Tolulope Abisola Oke Landlord

And

Samantha Harder Tenant

Tolulope Abiola Oke (the 'Landlord') applied for an order requiring Samantha Harder (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 14, 2023.

Only the Landlord Tolulope Abisola Oke and the Landlord's representative Shanti Pal Ramos, licensed paralegal attended the hearing.

As of 9:39 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 vacated the rental unit on September 22, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to September 22, 2022.
3. The Tenant did not pay the total rent they were required to pay for the period from May 14, 2022 to September 22, 2022.
4. The lawful rent is \$1,400.00. It is due on the 14th day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The tenancy ended on September 22, 2022 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to September 22, 2022 are \$5,968.22.



8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no rent being held on deposit.

It is ordered that:

1. The Tenant shall pay to the Landlord \$6,154.22. This amount includes rent arrears owing up to September 22, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 6, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 7, 2023 at 6.00% annually on the balance outstanding.

April 25, 2023
Date Issued

Greg Witt
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.