



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

Citation: H&R PROPERTY MANAGEMENT LTD. v HOPE, 2023 ONLTB 30512

Date: 2023-04-18

File Number: LTB-L-059783-22

In the matter of: 1008, 2247 HURONTARIO STREET
MISSISSAUGA ONTARIO L5A2G2

Between: H&R PROPERTY MANAGEMENT LTD. Landlord

And

BARBARA HOPE Tenants
WILLIAM PALMER

H&R PROPERTY MANAGEMENT LTD. (the 'Landlord') applied for an order requiring BARBARA HOPE and WILLIAM PALMER (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 28, 2023. The Landlord's representative, Mark Ciobotaru, attended the hearing. As of 10:14 am, 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 Tenants vacated the rental unit on July 31, 2022. The Tenants were in possession of the rental unit on the date the application was filed on July 13, 2022.
2. The Tenants did not pay the total rent they were required to pay for the period from May 1, 2022 to July 31, 2022.
3. The lawful rent was \$1,910.00. It was due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on July 31, 2022 as a result of the Tenants moving out on July 31, 2022 – a date that was agreeable to the Landlord. Therefore, the Tenants' obligation to pay rent also ended on July 31, 2022.
6. The rent arrears and daily compensation owing to July 31, 2022 are \$720.00.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord did not hold a rent deposit for this tenancy as of the day of the hearing.

It is ordered that:

1. The Tenants shall pay to the Landlord \$921.00. This amount includes rent arrears owing up to July 31, 2022 and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 29, 2023, the Tenants will start to owe interest. This will be simple interest calculated from April 30, 2023 at 6.00% annually on the balance outstanding.

April 18, 2023

Date Issued

Frank Ebner

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.