



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

Citation: Beaux Properties Management Company v Adan, 2023 ONLTB 31942

Date: 2023-04-17

File Number: LTB-L-051281-22

In the matter of: 208, 11 Shallmar Blvd
Toronto Ontario M5N1J6

Between: Beaux Properties Management Company Landlord

And

Maria Fernanda Adan Tenant

Beaux Properties Management Company (the 'Landlord') applied for an order requiring Maria Fernanda Adan (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord representative Athena Metaxas attended the hearing.

As of 1:58PM, 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 they were required to pay for the period from January 1, 2022 to June 30, 2022.
2. The lawful rent is \$1,675.00. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The tenancy ended on June 30, 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.
5. The rent arrears and daily compensation owing to June 30, 2022 are \$5,375.00
6. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.



Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,576.00. This amount includes rent arrears owing up to June 30, 2022 and the cost of the application minus the {rent abatement or rebate/rent deposit and interest owing}.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 28, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 29, 2023 at 6.00% annually on the balance outstanding.

April 17, 2023

Date Issued

Percy Laryea

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.

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