



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

**Citation:** Braebury Development Corporation v Hayward, 2023 ONLTB 30124

**Date:** 2023-04-14

**File Number:** LTB-L-051370-22

**In the matter of:** 04, 230 PRINCESS ST  
KINGSTON ON K7L1B2

**Between:** Braebury Development Corporation Landlord

**And**

Sandra Hayward Tenant

Braebury Development Corporation (the 'Landlord') applied for an order requiring Sandra Hayward (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 28, 2023.

Only the Landlord's Agent, A. Splinter, attended the hearing. As of 1:56 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

### **Determinations:**

1. The Tenant did not pay the total rent they were required to pay for the period from April 1, 2022 to March 31, 2023.
2. The Tenant is in possession of the rental unit.
3. The lawful rent is \$1,586.00.
4. The Tenant has paid \$9,288.00 to the Landlord after the application was filed.
5. The rent arrears owing to March 31, 2023 are \$155.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$341.00. This amount includes rent arrears owing up to March 31, 2023 and the cost of the application.

Order Page: 1 of 2

**File Number:** LTB-L-051370-22

2. If the Tenant does not pay the Landlord the full amount owing on or before April 25, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 26, 2023 at 6.00% annually on the balance outstanding.

**April 14, 2023**

**Date Issued**

---

Jitewa Edu

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.

