



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

Citation: TEDFAN HOLDINGS INC. C/O TRIBE MGMT INC v RITCHIE, 2023 ONLTB 30194

Date: 2023-04-13

File Number: LTB-L-008867-23

In the matter of: 110, 360 SANDYS STREET
CHATHAM ON N7L3Z9

Between: TEDFAN HOLDINGS INC. C/O TRIBE MGMT INC Landlord

And

BAILEY RITCHIE Tenant

TEDFAN HOLDINGS INC. C/O TRIBE MGMT INC (the 'Landlord') applied for an order requiring BAILEY RITCHIE (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 29, 2023.

The Landlord's Legal Representative Prarthana Bhat and the Tenant attended the hearing.

Determinations:

1. The Tenant vacated the rental unit on October 31, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from October 1, 2022 to March 31, 2023.
3. The lawful rent is \$975.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on October 31, 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.
6. The rent arrears and daily compensation owing to October 31, 2022 are \$975.00
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

8. The Tenant appeared at the hearing and agreed that she owed the arrears. She testified that she would get the arrears paid by May.

It is ordered that:

Order Page: 1 of 2

File Number: LTB-L-008867-23

9. The Tenant shall pay to the Landlord \$1,176.00. This amount includes rent arrears owing up to October 31, 2022 and the cost of the application.
10. If the Tenant does not pay the Landlord the full amount owing on or before April 24, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 25, 2023 at 6.00% annually on the balance outstanding.

April 13, 2023

Date Issued

Jagger Benham

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.

