



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

Citation: 1745 Bloor Holdings Inc. v Merola, 2023 ONLTB 30207

Date: 2023-04-12

File Number: LTB-L-009342-23

In the matter of: 714-1745 Bloor Street East Mississauga,
ON L4X 1S6

Between: 1745 Bloor Holdings Inc. Landlord

And

Pedro Merola Tenant

1745 Bloor Holdings Inc. (the 'Landlord') applied for an order requiring Pedro Merola (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord's Legal Representative Howard Levenson attended the hearing.

As of 9:31 am, 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 January 31, 2023. 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 November 1, 2022 to January 31, 2023.
3. The lawful rent is \$1,586.25. It is due on the 1st day of each month.
4. The Tenant has paid \$1,585.00 to the Landlord after the application was filed.
5. The tenancy ended on January 31, 2023, 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 January 31, 2023 are \$3,173.75
7. The Landlord collected a rent deposit of \$1,583.11 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

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8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

9. The Tenant shall pay to the Landlord \$1,590.64. This amount includes rent arrears owing up to January 31, 2023 and the cost of the application minus the rent deposit.
10. If the Tenant does not pay the Landlord the full amount owing on or before April 23, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 24, 2023 at 6.00% annually on the balance outstanding.

April 12, 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.

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