



Order under Section 69 Residential Tenancies Act, 2006

Citation: PARK PROPERTY MANAGEMENT INC. v Gong, 2023 ONLTB 30128

Date: 2023-04-12

File Number: LTB-L-052482-22

In the matter of: 903, 201 WESTFIELD DR
LONDON ON N6H2M5

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Qihan Gong Tenant

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Qihan Gong (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 29, 2023 at 9:00 a.m.

Only the Landlord, represented by Anita Sada, a licensed Paralegal, attended the hearing.

As of 10:40 p.m., 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,465.37. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$48.18. This amount is calculated as follows: $\$1,465.37 \times 12$, divided by 365 days.
5. The Tenant has paid \$11,706.22 to the Landlord since the application was filed.
6. The rent arrears and application filing costs owing to March 31, 2023 are \$185.37.

It is ordered that:

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1. The Tenant shall pay to the Landlord the sum of \$185.37 on or before April 23, 2023.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 24, 2023, the Tenants will start to owe interest. This will be simple interest calculated from April 24, 2023 at 6.00% annually on the balance outstanding.
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

April 12, 2023

Date Issued

Peter Pavlovic

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.

