



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

Citation: WCPT 1805 SIMCOE INC. v Ezeani, 2023 ONLTB 16566

Date: 2023-04-11

File Number: LTB-L-026683-22

In the matter of: 109-4A, 1805 SIMCOE ST N
OSHAWA ON L1G4Y2

Between: WCPT 1805 SIMCOE INC. Landlord

And

Kenneth Ezeani Tenant

WCPT 1805 SIMCOE INC. (the 'Landlord') applied for an order requiring Kenneth Ezeani (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 16, 2023.

Only the Landlord's representative S Murtadha attended the hearing.

As of 1:55 pm, 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2021 to January 31, 2023.
3. The lawful rent is \$560.00. It is due on the 1st day of each month.
4. The Tenant has paid \$5,068.00 to the Landlord after the application was filed.
5. The rent arrears owing to January 31, 2023 are \$768.00
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 \$954.00. This amount includes rent arrears owing up to January 31, 2023 and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2023 at 6.00% annually on the balance outstanding.

April 11, 2023
Date Issued

Heather Kenny
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.