



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

Citation: DOCHERTY v KAZEM, 2023 ONLTB 27525

Date: 2023-03-29

File Number: LTB-L-082285-22

In the matter of: 228, 399 SPRING GARDEN AVENUE TORONTO
ON M2N3H6

Between: KAREN DOCHERTY Landlord

And

ALI KAZEM Tenant

KAREN DOCHERTY (the 'Landlord') applied for an order requiring ALI KAZEM (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 14, 2023. The Landlord and the Tenant attend the hearing.

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 August 20, 2022 to March 19, 2023.
3. The lawful rent is \$2,024.00. It is due on the 20th day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to March 19, 2023 are \$6,048.00.
6. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$6,249.00. This amount includes rent arrears owing up to March 19, 2023 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 9, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 10, 2023 at 5.00% annually on the balance outstanding.

March 29, 2023

Date Issued

Dawn Sullivan

Vice Chair, 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.