



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

**Citation:** GROVER v URBY ENTERPRISES INC, 2023 ONLTB 27106

**Date:** 2023-03-28

**File Number:** LTB-L-063193-22

**In the matter of:** 2607, 300 FRONT STREET WEST TORONTO  
ON M5V0E9

**Between:** SAMIRA GROVER Landlord

**And**

URBY ENTERPRISES INC Tenant

SAMIRA GROVER (the 'Landlord') applied for an order requiring URBY ENTERPRISES INC (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 14, 2023. Only the Landlord and the Landlord's legal representative Elaine Page attended the hearing.

The Landlord and the Tenant attended the hearing.

As of 10:00 a.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 Tenant vacated the rental unit on August 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 June 1, 2022 to August 31, 2022.
3. The lawful rent is \$2,100.00. 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 August 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 August 31, 2022 are \$6,300.00
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

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**It is ordered that:**

1. The Tenant shall pay to the Landlord \$6,501.00. This amount includes rent arrears owing up to August 31, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 8, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 9, 2023 at 5.00% annually on the balance outstanding.

**March 28, 2023**

**Date Issued**

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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.

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