



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

**Citation:** Wonderland District Inc v Ferrari, 2023 ONLTB 27413

**Date:** 2023-03-23

**File Number:** LTB-L-060558-22

**In the matter of:** 36, 3967 Savoy Street  
London Ontario N6P0A3

**Between:** Wonderland District Inc Landlord

**And**

Mike Ferrari Tenant

Wonderland District Inc (the 'Landlord') applied for an order requiring Mike Ferrari (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 14, 2023. Only the Landlord's representative, Sam Ursino, attended the hearing.

As of 11:00 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 July 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 April 1, 2022 to July 31, 2022.
3. The lawful rent is \$2,200.00. 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 July 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 July 31, 2022 are \$6,600.00

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

Order Page: 1 of 2

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2023 ONL TB 27413 (CanLII)

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$6,801.00. This amount includes rent arrears owing up to July 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 3, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 4, 2023 at 5.00% annually on the balance outstanding.

**March 23, 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.

Order Page: 2 of 2