



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

Citation: The Effort Trust Company v Higson, 2023 ONLTB 26448

Date: 2023-03-22

File Number: LTB-L-041766-22

In the matter of: 2005-100 Forest Avenue
Hamilton, ON L8N 3X2

Between: The Effort Trust Company Landlord

And

Laura Higson Tenant

The Effort Trust Company (the 'Landlord') applied for an order requiring Laura Higson (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 27, 2023.

Only the Landlord's Legal Representative Adam Hamdani attended the hearing.

As of 2:58 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 May 1, 2022 to February 28, 2023.
3. The lawful rent is \$791.00. It is due on the 1st day of each month.
4. The Tenant has paid \$7,155.00 to the Landlord after the application was filed.
5. The rent arrears owing to February 28, 2023 are \$0.00
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

7. The Tenant shall pay to the Landlord \$186.00. This amount includes rent arrears owing up to February 28, 2023 and the cost of the application.

Order Page: 1 of 2

File Number: LTB-L-041766-22

8. If the Tenant does not pay the Landlord the full amount owing on or before April 2, 2023, the Tenants will start to owe interest. This will be simple interest calculated from April 3, 2023 at 5.00% annually on the balance outstanding.

March 22, 2023

Date Issued

Jagger Benham

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.

