



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

Citation: WESTDALE PROPERTIES v Alas, 2023 ONLTB 25789

Date: 2023-03-16

File Number: LTB-L-041928-22

In the matter of: 1704, 100 MAITLAND ST North
York ON M4Y1E2

Between: Westdale Properties Landlord

And

Apolinar Bernardino Meza Tenants
Jose Luis Anaya Alas

Westdale Properties (the 'Landlord') applied for an order requiring Apolinar Bernardino Meza and Jose Luis Anaya Alas (the 'Tenants') to pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 28, 2023.

The Landlord's Representative, Elizabeth Fera, and the Tenants attended the hearing.

Determinations:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the total rent they were required to pay for the period from September 1, 2021, to February 28, 2023.
3. The lawful rent is \$2,052.08. It is due on the 1st day of each month.
4. The Tenants have paid \$17,857.30 to the Landlord after the application was filed.
5. The rent arrears owing to February 28, 2023, are \$(50.00)
6. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$10.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.
7. 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 Tenants shall pay to the Landlord \$186.00 for the costs incurred for filing the application.

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2. If the Tenants do not pay the full amount owing on or before March 27, 2023, the Landlord will start to owe interest. This will be simple interest calculated from March 28, 2023, at 5.00% annually on the balance outstanding.

March 16, 2023

Date Issued

Robert Brown

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.

