



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: 650 Parliament Residences v Tillo, 2023 ONLTB 24002

Date: 2023-03-07

File Number: LTB-L-032913-22

In the matter of: 1806, 650 PARLIAMENT ST
TORONTO ON M4X1R3

Between: 650 Parliament Residences Landlord

And

Aileen Saldua and Ernesto Tillo

Tenant

650 Parliament Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Aileen Saldua and Ernesto Tillo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 31, 2023.

Only the Landlord's representative Charlie Bobrowsky attended the hearing.

As of 9:30 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Tenant has made payments since the application filed, and the arrears now owing is \$29.71 the balance of the cost of the application filing fee. As a result, the order will be limited to costs only and not eviction.

It is ordered that:

1. The Tenant shall pay to the Landlord \$29.71 the balance owing for the application filing fee.

Order Page: 1 of 2

File Number: LTB-L-032913-22

2. If the Tenant does not pay the Landlord the full amount owing on or before March 30 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 31, 2023 at 5.00% annually on the balance outstanding.

March 7, 2023

Date Issued

Maria Shaw

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.

Order Page: 2 of 2