



Order under Section 69 Residential Tenancies Act, 2006

Citation: SEKHOD v OGDEN, 2023 ONLTB 23382

Date: 2023-03-03

File Number: LTB-L-058880-22

In the matter of: 23, 112 SIMPSON STREET
THUNDER BAY ONTARIO P7C3H1

Between: SEIJA SEKHOD Landlord

And

DAN OGDEN Tenant

SEIJA SEKHOD (the 'Landlord') applied for an order to terminate the tenancy and evict DAN OGDEN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 15, 2023.

Only the Landlord attended the hearing.

As of 9:48 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 an invalid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The rent amount indicated on the N4 notice is incorrect, flowing from that, the amount the Tenant had to pay to void the notice is also incorrect.
2. The Landlord opted to seek an order for the arrears only.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$425.00. It is due on the 1st day of each month.
5. The Tenant has paid \$515.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2023 are \$4,377.50.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,578.50. This amount includes rent arrears owing up to February 28, 2023 and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before March 14, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 15, 2023 at 5.00% annually on the balance outstanding.

March 3, 2023
Date Issued

Emily Robb
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.