



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

Citation: 1312251 Ontario Limited v Gyang, 2023 ONLTB 22457

Date: 2023-03-02

File Number: LTB-L-040398-22

In the matter of: 601, 2900 JANE ST
NORTH YORK ON M3N2J7

Between: 1312251 Ontario Limited Landlord

And

Favour Gyang and Glory Oghome Iyamu Tenant

1312251 Ontario Limited (the 'Landlord') applied for an order requiring Favour Gyang and Glory Oghome Iyamu (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 16, 2023.

Only the Landlord's Legal Representative Matt Anderson attended the hearing.

As of 2:28 p.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. 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 February 1, 2022 to .
3. The lawful rent is \$1,262.68. It is due on the 1st day of each month.
4. The Tenant has paid \$9,540.00 to the Landlord after the application was filed.
5. The rent arrears owing to February 28, 2023 are \$-148.72.
6. 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 Tenant shall pay to the Landlord \$37.28. 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 13, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 14, 2023 at 5.00% annually on the balance outstanding.

March 2, 2023
Date Issued

Anthony Bruno
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.