



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

Citation: Veljkovic v Guarda, 2023 ONLTB 22073

Date: 2023-02-27

File Number: LTB-L-039902-22

In the matter of: 1, 30 CLEARVIEW HTS
YORK ON M6M2A1

Between: Dragan Veljkovic Landlord

And

Jesica Guarda Tenants
Ruben Ibarra Canales

Dragan Veljkovic (the 'Landlord') applied for an order to terminate the tenancy and evict Jesica Guarda and Ruben Ibarra Canales (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 15, 2023. Only the Landlord attended the hearing. As of 3:10pm, 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 Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. As of the hearing date, the only amount outstanding is part of the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 10, 2023, the Tenants will start to owe interest. This will be simple interest calculated from March 11, 2023 at 5.00% annually on the balance outstanding.

February 27, 2023

Date Issued

Fabio Quattrociochi

Member, Landlord and Tenant Board

15 Grosvenor St, 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.