



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

**Citation:** Naqvi v Gibson, 2023 ONLTB 19520

**Date:** 2023-02-15

**File Number:** LTB-L-034757-22

**In the matter of:** 2, 1050 Elton Way  
Whitby ON L1N2K2

**Between:** Syed Mahmood Naqvi Landlord

**And**

Kayla Gibson Tenant

Syed Mahmood Naqvi (the 'Landlord') applied for an order requiring Kayla Gibson (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 1, 2023.

Only the Landlord's Legal Representative Daniel Greanya attended the hearing.

As of 10:16 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. 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 April 20, 2022 to .
3. The lawful rent is \$2,190.00.
4. The Tenant has paid \$5,080.00 to the Landlord after the application was filed.
5. The rent arrears owing to February 19, 2023 are \$14,630.00
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 \$14,816.00. This amount includes rent arrears owing up to February 19, 2023, and the cost of the application.



2. If the Tenant does not pay the Landlord the full amount owing on or before February 26, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 27, 2023 at 5.00% annually on the balance outstanding.

**February 15, 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.