



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

Citation: TORONTO COMMUNITY HOUSING CORP v Roberts, 2023 ONLTB 19782

Date: 2023-02-14

File Number: LTB-L-035533-22

In the matter of: 20 HENBURY PL
Toronto ON M1B2S8

Between: TORONTO COMMUNITY HOUSING CORP Landlords
Circle Community Land Trust

And

Jennifer Roberts Tenant

TORONTO COMMUNITY HOUSING CORP (the 'Landlord') applied for an order requiring Jennifer Roberts (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 2, 2023.

The Landlord's Legal Representative Dale Manigot and the Tenant attended the hearing.

Circle Community Land Trust's Agent Laura Awosayan and Betty Omoria also attended the hearing.

Determinations:

1. The parties consented to amend the application to add the new Landlord Circle Community Land Trust.
2. The Landlord's agreed that the residential complex had been sold with a closing date of August 1, 2022. The Landlord's also agreed that the previous Landlord, Toronto Community housing could collect the arrears of rent owing for the period ending July 31, 2022.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The Tenant did not pay the total rent they were required to pay for the period from March 1, 2020 to July 31, 2022.
5. The lawful rent is \$1,139.00. It is due on the first day of each month.
6. The Tenant agreed that the total arrears of rent owing for the period ending July 31, 2022 was \$31,382.00.
7. The Tenant has not made any payments since the application was filed.



8. 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 \$31,568.00. This amount includes rent arrears owing up to July 31, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 25, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 26, 2023 at 5.00% annually on the balance outstanding.

February 14, 2023

Date Issued

Robert Patchett

Vice Chair, 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.