



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

**Citation:** Homestead Land Holdings Limited v Hassan, 2023 ONLTB 19388

**Date:** 2023-02-08

**File Number:** LTB-L-035945-22

**In the matter of:** 802, 5 BROCKLEY DR  
SCARBOROUGH ON M1P3J2

**Between:** Homestead Land Holdings Limited Landlord

**And**

Yusuf Mohamed Hassan Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Yusuf Mohamed Hassan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Legal Representative Megan O'Connor attended the hearing.

As of 9:40 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 Tenant did not pay the total rent that the Tenant was required to pay for the period from January 1, 2022 to January 31, 2023.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent was \$1,442.10 which was increased to \$1,478.15 on January 1, 2023. It is due on the 1st day of each month.
4. The Tenant paid all arrears for the period ending February 28, 2023 after the application was filed.
5. The only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.

**File Number:** LTB-L-035945-22

**It is ordered that:**

1. The Tenant shall pay to the Landlord **\$186.00** for the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 28, 2023 at 5.00% annually on the balance outstanding.

**February 8, 2023**

**Date Issued**

---

Heather Chapple

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.

