



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

Citation: 125 WELLINGTON STREET INC v MOHAMED, 2023 ONLTB 18703

Date: 2023-02-07

File Number: SOL-32481-21
LTB-L-073044-22

In the matter of: 1506, 125 WELLINGTON STREET NORTH
HAMILTON ONTARIO L8R3J4

Between: EQUITON LIVING Landlord

And

MOHAMUD MOHAMED and OSOB ALI Tenant

EQUITON LIVING, 125 WELLINGTON STREET INC (the 'Landlord') applied for an order requiring MOHAMUD MOHAMED and OSOB ALI (the 'Tenants') to pay the rent that the Tenant owes.

This application was heard by videoconference on December 15, 2022

The Landlord's representative Gail Kukor and the Tenant Osob Ali attended the hearing.

Preliminary Issues:

Equiton Living is added as the successor Landlord of the rental unit and 125 Wellington Inc. is removed as a party to the application.

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 March 1, 2021 to December 15, 2022.
3. The lawful rent is \$1619.87. It is due on the first day of each month.
4. The rent arrears owing to December 5, 2022 are \$998.00
5. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
6. At the hearing the Tenant disputed that the rent arrears were owed to the Landlord but did not provide any documents to support that a payment was made to the former Landlord. As such, I accept the Landlord's amount claimed for rent arrears.



It is ordered that:

1. The Tenant shall pay to the Landlord \$1109.00. This amount includes rent arrears owing up to and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 18, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 19, 2023 at 5.00% annually on the balance outstanding.

February 7, 2023
Date Issued

Maria Shaw
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.