



Order under Section 69 Residential Tenancies Act, 2006

Citation: Meddco Properties Inc. v Mercieca, 2023 ONLTB 18211

Date: 2023-02-01

File Number: LTB-L-025996-22

In the matter of: 202, 630 DUNDAS ST
LONDON ON N5W2Y8

Between: Meddco Properties Inc. Landlord

And

John Mercieca Tenant

Meddco Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict John Mercieca (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 4, 2023 at 9:00 a.m.

Only the Landlord, represented by Corrie Sanford, a licensed Paralegal and employee, attended the hearing.

As of 10:54 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$699.35. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$22.99. This amount is calculated as follows: \$699.35 x 12, divided by 365 days.
5. The Tenant has paid \$7,235.00 to the Landlord since the application was filed.
6. The Tenant has paid all outstanding rental arrears up to and including January 31, 2023.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Tenant has partially paid the filing fee leaving a balance of \$170.35.

8. At hearing I ordered the balance outstanding to be paid by January 31, 2023. As this order is issued February 1, 2023, I will be extending this deadline to February 14, 2023.

It is ordered that:

1. The Tenant is ordered to pay the Landlord the sum of \$170.35 on or before February 14, 2023.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 14, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 15, 2023 at 5.00% annually on the balance outstanding.

February 1, 2023

Date Issued

Peter Pavlovic

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.