



Order under Section 69 Residential Tenancies Act, 2006

Citation: Capreit Limited Partnership v Hefferan, 2023 ONLTB 17385

Date: 2023-01-31

File Number: LTB-L-030814-22

In the matter of: 307, 8 Park Vista Toronto
ON M4B1A3

Between: Capreit Limited Partnership Landlord

And

Michael
Hefferan

Tenant

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Hefferan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2023.

The Landlord's representative, Nidhi Sharma and the Tenant attended the hearing.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,578.72. It is due on the 1st day of each month.
3. The Tenant has paid \$13,315.54 to the Landlord since the application was filed.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The amount paid by the Tenant satisfies all of the rent owing through January 31, 2023 except the filing fee.
6. The Landlord and Tenant agreed to split the cost of the filing fee of \$186.00, therefore the outstanding amount owing \$93.00.

It is ordered that:

1. On or before February 1, 2023 the Tenant shall pay to the Landlord \$93.00. This amount represents 50% of the Landlord's cost for filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 2, 2023 at 5.00% annually on the balance outstanding.

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2023 ONL TB 17385 (CanLII)

January 31, 2023

Date Issued

Natalie James

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.