



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

**Citation:** 2195186 Ontario Inc o/a Envie Student v Wojcik, 2023 ONLTB 15805

**Date:** 2023-01-20

**File Number:** LTB-L-025310-22

**In the matter of:** 2907-B, 105 CHAMPAGNE AVE S OTTAWA  
ON K1S5E5

**Between:** 2195186 Ontario Inc o/a Envie Student Landlord

**And**

Magda Wojcik Tenant

2195186 Ontario Inc o/a Envie Student (the 'Landlord') applied for an order requiring Magda Wojcik (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2023.

Only the Landlord's representative, Anne Skelly attended the hearing.

As of 10:29 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 vacated the rental unit on August 31, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2022 to January 31, 2023.
3. The lawful rent is \$1,200.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on August 31, 2022 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.

6. The rent arrears and daily compensation owing to August 31, 2022 are \$7,140.00
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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**Tribunals Ontario**  
Landlord and Tenant Board

**Tribunaux décisionnels Ontario**  
Commission de la location immobilière

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$7,326.00. This amount includes rent arrears owing up to August 31, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2023 at 5.00% annually on the balance outstanding.

**January 20, 2023**

**Date Issued**

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Camille Clyne  
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.

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