



Order under Section 69 Residential Tenancies Act, 2006

Citation: WCPT FIRST STREET INC. v Glen, 2023 ONLTB 15937

Date: 2023-01-19

File Number: LTB-L-027278-22

In the matter of: 1001E, 625 FIRST ST
LONDON ON N5V0B6

Between: WCPT FIRST STREET INC. Landlord

And

Joshua Glen Tenant

WCPT FIRST STREET INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Glen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 17, 2023.

Only the Landlord's Representative, Sara Murtadha attended the hearing.

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 Tenant has paid the total rent he was required to pay for the period from March 1, 2022 to January 31, 2023, after 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. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00 for the unpaid cost of filing 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 19, 2023

Date Issued

Sandra Macchione

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.