



Order under Section 69 Residential Tenancies Act, 2006

Citation: Royal Palace Apartments v Bogdan, 2023 ONLTB 15694

Date: 2023-01-19

File Number: LTB-L-024109-22

In the matter of: 715, 3827 LAWRENCE AVE E
SCARBOROUGH ON M1G1R4

Between: Royal Palace Apartments Landlord

And

Elizabeth Bogdan Tenant

Royal Palace Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Bogdan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 4, 2023.

David Anton on behalf of the Landlord attended the hearing.

As of 10:14 a.m., the Tenant was not present or represented at 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 lawful rent is \$1,339.45. It is due on the 1st day of each month.
4. The Tenant has paid \$12,055.05 to the Landlord since the application was filed.
5. The Tenant does not owe any arrears of rent for the period ending December 31, 2022.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Tenant owes the Landlord the costs of the filing fee.

It is ordered that:

1. On or before January 30, 2023, the Tenant shall pay to the Landlord \$186.00, which represents the cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before January 30, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2023 at 5.00% annually on the balance outstanding.

January 19, 2023

Date Issued

Debbie Mosaheb

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.