



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

Citation: 260 Wellesley Residences v Piratheepan, 2023 ONLTB 15232

Date: 2023-01-19

File Number: LTB-L-024189-22

In the matter of: 524, 240 WELLESLEY ST E
TORONTO ON M4X1G5

Between: 260 Wellesley Residences Landlord

And

Piratheepan Thurasingam and Tharsiga Tenants
Piratheepan

260 Wellesley Residences (the 'Landlord') applied for an order requiring Piratheepan Thurasingam and Tharsiga Piratheepan (the 'Tenants') to pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

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

Only the Landlord's legal representative, C. Bobrowsky, attended the hearing.

As of 10:00 a.m., the Tenants were 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. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the total rent they were required to pay for the period from April 1, 2022 to January 31, 2023.
3. The lawful rent is \$2,017.68. It is due on the 1st day of each month.
4. The Tenants have paid \$19,575.80 to the Landlord after the application was filed.
5. The Tenants had a rent balance credit of \$29.00 on the date of the hearing.
6. The Landlord is entitled to administration charges and bank fees totalling \$25.00 incurred as a result of a cheque given by or on behalf of the Tenants which was returned NSF.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The total balance owing by the Tenants to the Landlord for costs is \$182.00.



It is ordered that:

1. The Tenants owe the Landlord costs of the application and unpaid NSF charges to January 31, 2023 of \$182.00.
2. If the Tenants do not pay the Landlord the full amount owing on or before January 30, 2023, the Tenants 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

Nancy Morris
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.