



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

Citation: Villa vista apartments v Douglas, 2023 ONLTB 14579

Date: 2023-01-16

File Number: LTB-L-024493-22

In the matter of: 204, 2969 FAIRLEA CRES OTTAWA
ON K1V9N2

Between: Paramount properties in trust for Villa vista
apartments Landlord

And

William Douglas Tenant

Paramount properties in trust for Villa vista apartments (the 'Landlord') applied for an order requiring William Douglas (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 4, 2023 at 1:00 pm.

Only the Landlord Representative Allan Kouri attended the hearing.

As of 1:30 pm, 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 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. The Landlord was the owner and the Tenant was in possession of the rental unit on the date the application was filed.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The Landlord sold the rental unit on June 30, 2022. Rent arrears are calculated up to the date the Landlord sold the rental unit.

5. The Tenant did not pay the total rent they were required to pay for the period from April 1, 2022 to June 30, 2022.
6. The lawful rent is \$999.00. It is due on the day 1st day of each month.
7. The Tenant has paid \$555.00 to the Landlord after the application was filed.

Order Page: 1 of 2



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Commission de la location immobilière

8. The rent arrears owing to June 30, 2022 are \$2,442.00
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,628.00. This amount includes rent arrears owing up to June 30, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 27, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 28, 2023 at 5.00% annually on the balance outstanding.

January 16, 2023

Date Issued

Kelly Delaney
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.

