



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: Drewlo Holdings Inc. v Murphy, 2022 ONLTB 14109

Date: 2022-12-12

File Number: LTB-L-030891-22

In the matter of: 805, 170 COUNTRY HILL DR
KITCHENER ON N2E4J6

Between: Drewlo Holdings Inc. Landlord

And

Tyler James Murphy Tenant

Drewlo Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tyler James Murphy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 26, 2022. Only the Landlord's legal representative, C.Aboussafy.

I waited until after 9:30 to call the matter, 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. As of the date of the hearing, the only amount outstanding was the balance of the application filing fee.

It is ordered that:

1. The Tenant shall pay to the Landlord \$185.96 which represents the balance of the application filing fee.

2. If the Tenant does not pay the Landlord the full amount owing on or before December 23, 2022, the Tenant will start to owe interest. This will be simple interest calculated from December 24, 2022 at 4.00% annually on the balance outstanding.

December 12, 2022

Date Issued

Curtis Begg

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.