



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

Citation: SCHICKEDANZE BROS. PROPERTIES v EGLENCÉ, 2022 ONLTB 12161
Date: 2022-11-23
File Number: LTB-L-055456-22

In the matter of: 1201, 70 CLIPPER ROAD
TORONTO ON M2J4E3

Between: SCHICKEDANZE BROS. PROPERTIES Landlord

And

GARABET EGLENCÉ, HENGAMEH KHALAJ Tenants

SCHICKEDANZE BROS. PROPERTIES (the 'Landlord') applied for an order requiring GARABET EGLENCÉ, HENGAMEH KHALAJ (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on October 27, 2022.

Only the Landlord Representative, Bryan Rubin attended the hearing.

As of 9.46 am, 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. At the hearing, the Landlord Representative sought consent of the Board to amend the application and reflect the accurate name of the Landlord. In accordance with s. 200(1) of the *Residential Tenancies Act, 2006*, S.O., 2006, c.17 ('the Act'), I consented to amending the application considering that there was no prejudice to the Tenant.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The Tenants did not pay the total rent they were required to pay for the period from June 1, 2022, to October 31, 2022.
4. The lawful rent is \$1,565.00. It is due on the 1st day of each month.
5. The Tenants have paid \$7,260.00 to the Landlord after the application was filed.
6. The rent arrears owing to October 31, 2022, are \$565.00
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The name of the Landlord is amended to Schickedanze Bros. Properties.
2. The Tenants shall pay to the Landlord \$766.00. This amount includes rent arrears owing up to October 31, 2022, and the cost of the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before December 4, 2022, the Tenants will start to owe interest. This will be simple interest calculated from December 5, 2022, at 4.00% annually on the balance outstanding.

November 23, 2022

Date Issued

Supratip Mallick

Member, Landlord and Tenants 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.