



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

Citation: QuadReal Residential Properties G.P. Inc v Redshaw, 2022 ONLTB 11031

Date: 2022-11-16

File Number: LTB-L-006705-22

In the matter of: 1006, 15 BAIF BLVD
RICHMOND HILL ON L4C5N7

Between: QuadReal Residential Properties G.P. Inc Landlord

And

Mitchell Redshaw Tenant

QuadReal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mitchell Redshaw (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on October 31, 2022. Only the Landlord's Representative, Faith McGregor attended the hearing.

As of 9:20 a.m., 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 Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on April 30, 2022.
3. The Landlord's L2 application to terminate the tenancy based on a N8 notice for persistent late payment of rent is moot as the Tenant moved out of the rental unit.
4. The Landlord's Representative submitted that the claim for daily compensation will be addressed through another application, therefore, the only issues before the Board were an order seeking the termination of tenancy as of April 30, 2022 and the cost of filing the application.

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5. It is normal Board practice to award application filing fees where the merits of an application are considered, in the case before me I make no findings on the merits of the L2 application, therefore the application fee can not be considered.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2022.

November 16, 2022
Date Issued

Alicia Johnson
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.