



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

Citation: Hazelview Property Services Inc v Felix, 2022 ONLTB 11711

Date: 2022-11-14

File Number: LTB-L-015151-22

In the matter of: 404, 100 TYNDALL AVE
TORONTO ON M6K 2E2

Between: Hazelview Property Services Inc Landlord

And

Allan Felix Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order requiring Allan Felix (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord's representative Sean Beard, licensed paralegal attended the hearing.

As of 10:52 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 vacated the rental unit on March 31, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to March 31, 2022
3. The Tenant did not pay the total rent they were required to pay for the period from November 1, 2021 to March 31, 2022.
4. The lawful rent is \$1,909.00. It is due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The tenancy ended on March 31, 2022 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to March 31, 2022 are \$9,545.00.
8. The Landlord collected a rent deposit of \$1,909.00 from the Tenants and this deposit is still being held by the Landlord.

9. Interest on the rent deposit owing is \$12.72.
10. 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 \$7,809.28. This amount includes rent arrears owing up to and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before November 25, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 26, 2022 at 4.00% annually on the balance outstanding.

November 14, 2022

Date Issued

Greg Witt

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.