



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

Citation: H&R PROPERTY MANAGEMENT LTD. v SABRA, 2022 ONLTB 11032

Date: 2022-11-09

File Number: LTB-L-055915-22

In the matter of: 1505, 41 ANTRIM CRESCENT
TORONTO ONTARIO M1P4T1

Between: H&R PROPERTY MANAGEMENT LTD. Landlord

And

MOHAMAD SABRA Tenant

H&R PROPERTY MANAGEMENT LTD. (the 'Landlord') applied for an order requiring MOHAMAD SABRA (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord Representative, Bryan Rubin attended the hearing.

As of 9.51 am, 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 June 30, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. Although the Tenant did not provide proper notice, the Landlord is only seeking an order for the rent arrears for the period ending June 30, 2022.
3. The Tenant did not pay the total rent they were required to pay for the period from February 1, 2022 to June 30, 2022.
4. The lawful rent is \$1,973.40. 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 rent arrears and daily compensation owing to June 30, 2022, are \$1,946.80.
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 Tenant shall pay to the Landlord \$2,147.80. 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 December 4, 2022, the Tenant 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 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.