



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

Citation: 2179591 ONTARIO INC. v NGUYEN, 2022 ONLTB 10814

Date: 2022-11-07

File Number: LTB-L-055882-22

In the matter of: 2, 129 SHERBOURNE STREET
TORONTO ONTARIO M5A2R5

Between: 2179591 ONTARIO INC. Landlord

And

LYLY NGUYEN Tenant

2179591 ONTARIO INC. (the 'Landlord') applied for an order requiring LYLY NGUYEN (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord Agent, Lucan Lai attended the hearing.

As of 9.58 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 June 27, 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 May 1, 2022, to June 30, 2022.
4. The lawful rent is \$1,349.00. 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 rent arrears to June 30, 2022, are \$2,698.00
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 Tenant shall pay to the Landlord \$2,899.00. 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 November 18, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 19, 2022, at 4.00% annually on the balance outstanding.

November 7, 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.