



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

**Citation:** East Briar Towers Limited v Marson, 2022 ONLTB 9084

**Date:** 2022-10-20

**File Number:** LTB-L-017908-22

**In the matter of:** 409, 11 ECCLESTON DR  
NORTH YORK ON M4A1K2

**Between:** East Briar Towers Limited Landlord

**And**

Ann-Marie Marson Tenant

East Briar Towers Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ann-Marie Marson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 11, 2022. Only the Landlord's legal representative Bryan Ruben attended the hearing. As of 1:33pm, the Tenant was not present despite being served with notice of hearing by the Board.

### **Determinations:**

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing, the Tenant owed to the Landlord \$186.06 which includes 0.06 in arrears of rent, plus the costs of filing the application. As a result, the order will be limited to costs only and not eviction.

### **It is ordered that:**

1. The Tenants shall pay to the Landlord \$186.06 for arrears of rent and the cost of filing the application
2. If the Tenant does not pay the Landlord the full amount owing on or before October 31, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2022 at 4.00% annually on the balance outstanding.

**October 20, 2022**  
**Date Issued**

---

Fabio Quattrociochi  
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.