



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

**File Number:** LTB-L-013956-22

**In the matter of:** 104, 111 INVERLOCHY BLVD  
THORNHILL ON L3T3R7

**Between:** Demilia Investments II-A Limited Landlord

**And**

Deanna Spadafora, Nameel George Tenant

Demilia Investments II-A Limited (the 'Landlord') applied for an order requiring Deanna Spadafora, Nameel George (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on September 28, 2022.

Only the Landlord's legal representative, Bryan Rubin, attended the hearing.

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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from February 1, 2022, to September 30, 2022.
3. The lawful rent is \$1,429.50. It is due on the 1st day of each month.
4. The Tenant has paid \$11,620.00 to the Landlord after the application was filed.
5. The rent arrears owing to September 30, 2022, are \$(140.35)
6. 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 \$45.65 which represents the balance of the application filing fee owing to the Landlord.
2. If the Tenant does not pay the Landlord the full amount owing on or before October 30, 2022, the Tenant will start to owe interest. This will be simple interest calculated from October 31, 2022, at 4.00% annually on the balance outstanding.

**October 19, 2022**

**Date Issued**

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**Nicole Huneault**

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.