



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

File Number: LTB-L-032824-24

In the matter of: 602, 10 BELLAIR ST
TORONTO ON M5R3T8

Between: Yatish Laxman

and

Gordon Buchanan

I hereby certify this is a
true copy of an Order dated
Sep 3, 2024
Landlord and Tenant Board

Landlord

Tenant

Yatish Laxman (the 'Landlord') applied for an order requiring Gordon Buchanan (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on August 22, 2024.

Only the Landlord attended the hearing.

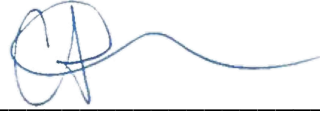
As of 1:44pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

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 April 1, 2024 to August 31, 2024.
3. The lawful rent is \$8,436.00. It is due on the 1st day of each month.
4. The Tenant has paid \$8,436.00 to the Landlord after the application was filed.
5. The rent arrears owing to August 31, 2024 are \$27,309.00.
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 \$27,495.00. This amount includes rent arrears owing up to August 31, 2024 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before September 14, 2024, the Tenant will start to owe interest. This will be simple interest calculated from September 15, 2024 at 7.00% annually on the balance outstanding.



Candace Aboussafy
Member, Landlord and Tenant Board

September 3, 2024
Date Issued

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.