February 27, 2018

Call to Landlord and Tenant Board at 12:21pm.

Our tenant has not paid rent for over 2 months, has only give like $100 to $200 for each month since December.

Q1) What is the difference between the application [L1: Application to evict a tenant for non-payment of rent and to collect rent the tenant owes](http://www.sjto.gov.on.ca/documents/ltb/Landlord%20Applications%20&%20Instructions/L1.pdf) and [L9: Application to Collect Rent the Tenant Owes](http://www.sjto.gov.on.ca/documents/ltb/Landlord%20Applications%20&%20Instructions/L9.pdf).

L1 hearing, date on the order can take it to the sheriff.

After L1, 3 to 4 weeks for the hearing.

Two options at the hearing: go to mediation and their they can have a payment plan. Month 2 to months total.

List him, list myself as representative.

How to we prove they did not pay rent. Adjudicator.

Serve N4 FORM, gives him 14 days to pay.

Certificate of service: I fill out,

Then file notice N4, application L1, Certificate of service.

File Online tenant or

There are three landlord and tenant board offices. 79 st. clair at, service. Does not matter. Can get guidance there. Talk to a legal clinic to fill out the forms L1. Contanct: landlord self help center, located in Toronto 55 univeristy avenue.

Difference between L1 and L9. Board does not enforce the order. The order can be present to the small claims court. They can enforce it.

Q2) If the tenant does not pay the rent

Q ) We want to increase the rent by the guideline, is there any official form that we can fill out and give it to the tenant as an official notice to increase rent by guideline. Because we told the tenant we will increase is by the guideline amount and he simple said no. Said he will not pay it. What should we do. Notice to evict for not payment of rent.

N1 -

N4, L1, L9.