



**Order under Section 87  
Residential Tenancies Act, 2006**



**Citation:** 2345703 Ontario Inc. v Flint, 2024 ONLTB 23196

**Date:** 2024-04-05

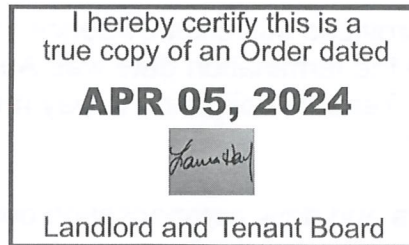
**File Number:** LTB-L-080400-22

**In the matter of:** 201-D, 1645 Simcoe St North  
Oshawa On L1G4X8

**Between:** 2345703 Ontario Inc

**And**

Keyra Flint  
Samantha Young



Landlord

Former Tenants

2345703 Ontario Inc. (the 'Landlord') applied for an order requiring (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on December 21, 2023, and February 29, 2024.

Only the Landlord's agent, Alex Poon, attended the hearing.

The hearing was scheduled to begin at 9:00am. As of 9:30am, the Former Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlord. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence. The hearing block ended at approximately 12:00pm but the Tenants failed to appear at any point during the block.

**Determinations:**

1. I am satisfied that the Landlord served the Former Tenants with the application and Notice of Hearing at least 30 days before the hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the Board's Rules of Procedure.
2. These documents were served on January 19, 2024, by email. The Landlord provided sufficient evidence to establish that the Tenants consented to service by email during the tenancy and the Landlord provided sufficient evidence that the email came to the attention of the Tenants.

3. The Former Tenants vacated the rental unit on May 11, 2022.
4. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.
5. The Former Tenants have not made any payments since the application was filed.
6. The Former Tenants are no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, Board order or agreement to terminate the tenancy.
7. The Landlord provided sufficient evidence to establish that the parties renewed the lease agreement and the termination date was August 31, 2022. As the tenancy was not lawfully terminated, the Tenants obligation to pay rent ended at the end of the lease term on August 31, 2022.
8. The rent arrears and daily compensation owing to August 31, 2022, are \$2,680.00.
9. The Landlord is entitled to \$80.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 4 cheques given by or on behalf of the Former Tenants which were returned NSF.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$670.00 from the Former Tenants and this deposit is applied to the last month of the tenancy.
12. Interest on the rent deposit, in the amount of \$24.24, is owing to the Former Tenants for the period from August 8, 2019, to July 31, 2022.

**It is ordered that:**

1. The Former Tenants shall pay to the Landlord a total of **\$2,251.76**. This represents rent and compensation owing up to August 31, 2022, plus administration charges for the NSF cheques, plus the costs of filing the application, less the last month's rent deposit, less the interest owing on the last month's rent deposit.\* See Schedule 1 for the calculation of the amount owing.
2. If the Former Tenants do not pay the Landlord the full amount owing on or before April 16, 2024, the Former Tenants will start to owe interest. This will be simple interest calculated from April 17, 2024, at 7.00% annually on the balance outstanding.

**April 5, 2024**  
**Date Issued**

  
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Laura Hartslief  
Member, Landlord and Tenants 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.

\* Refer to the attached Summary of Calculations.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**Amount the Former Tenants must pay the Landlord:**

Rent and Compensation Owing To	\$2,680.00
NSF Charges	\$80.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$670.00
Less the interest owing on the last month's rent deposit	-\$24.24
Total amount owing to the Landlord	\$2,251.76