



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

**Citation:** Zhang v Odufuwa, 2023 ONLTB 36110

**Date:** 2023-12-27

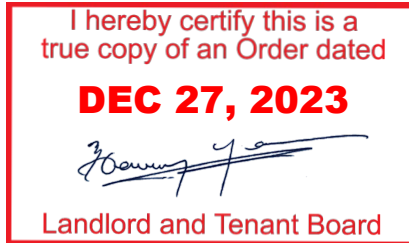
**File Number:** LTB-L-076335-22

**In the matter of:** 1207, 898 PORTAGE PKY  
CONCORD ON L4K0J6

**Between:** Yi Zhang

**And**

Dare Omoniyi Odufuwa and Azeez Adekunle  
Babatunde



Landlord

Tenants

Yi Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Dare Omoniyi Odufuwa and Azeez Adekunle Babatunde (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on November 20, 2023.

Only the Landlord and the Landlord's Spouse, Kevin Mccully, attended the hearing.

As of 10:00AM, the Tenants were 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. The L2 application is withdrawn.
2. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
3. The Tenants were in possession of the rental unit on the date the application was filed.
4. The Tenants vacated the rental unit on July 1, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
5. The lawful rent is \$2,100.00. It was due on the 1st day of each month.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to July 1, 2023 are \$770.00.
8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

9. There is no last month's rent deposit.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of July 1, 2023, the date the Tenants moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$971.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 7, 2024, the Tenants will start to owe interest. This will be simple interest calculated from January 8, 2024 at 7.00% annually on the balance outstanding.

**December 27, 2023**  
**Date Issued**

  
\_\_\_\_\_  
Henry Yeung  
Member, Landlord and Tenant Board

15 Grosvenor St, 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.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**A. Amount the Tenants must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$770.00
Application Filing Fee	\$201.00
<b>Total amount owing to the Landlord</b>	<b>\$971.00</b>