



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

Citation: 2482601 ONTARIO INC. v Teodoro, 2023 ONLTB 74498

Date: 2023-11-15

File Number: LTB-L-042955-23

In the matter of: 452 8TH ST E
CORNWALL ON K6H2T2

Between: 2482601 ONTARIO INC.

And

Rachel Teodoro

I hereby certify this is a
true copy of an Order dated
NOV 15, 2023
Landlord and Tenant Board

Landlord

Tenant

2482601 ONTARIO INC. (the 'Landlord') applied for an order requiring Rachel Teodoro (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on October 23, 2023.

Only the Landlord's representative Lorrie Mccullough, licensed paralegal attended the hearing.

The Tenant initially signed in and disconnected at 1:04 p.m. The proceedings were stood down until 4:00 p.m. to provide the Tenant with time to reconnect. As of 4:04 p.m. despite the Landlord's representative making attempts to contact the Tenant, 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. The Tenant vacated the rental unit on July 31, 2023. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to July 31, 2023.
3. The Tenant did not pay the total rent they were required to pay for the period from May 1, 2022 to July 31, 2023.
4. The lawful rent is \$1,500.00. It is due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The tenancy ended on July 31, 2023 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to July 31, 2023 are \$4,500.00

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,982.50. This amount includes rent arrears owing up to July 31, 2023 and the cost of the application minus the rent deposit and interest owing on the deposit.
2. If the Tenant does not pay the Landlord the full amount owing on or before November 26, 2023, the Tenant will start to owe interest. This will be simple interest calculated from November 27, 2023 at 7.00% annually on the balance outstanding.

November 15, 2023
Date Issued

Greg Witt
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.