



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

Citation: Oketch v Willis, 2023 ONLTB 78631

Date: 2023-12-14

File Number: LTB-L-006177-23

In the matter of: 75 RYDER CRES
AJAX ON L1Z1Y1

Between: Consolata Oketch and Timothy Oketch Landlords

And

Dwight Willis Tenant

Consolata Oketch and Timothy Oketch (the 'Landlords') applied for an order to terminate the tenancy and evict Dwight Willis (the 'Tenant') because

- the Tenant did not pay the rent that the Tenant owes (L1 Application) and
- the Tenant has been persistently late in paying the Tenant's rent (L2 Application).

This application was heard by videoconference on November 22, 2023.

The Landlord C. Oketch and the Landlord's Legal Representative V. Marr attended the hearing.

As of 10:15am 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:

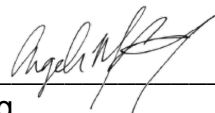
1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on August 2, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit. This means the persistent late payment application is moot and the only issue before me is arrears of rent.
4. The lawful rent is \$2,590.00. It was due on the 1st day of each month.
5. The Tenant has paid \$5,350.00 to the Landlord since the application was filed.
6. The rent arrears owing to August 2, 2023 are \$14,240.30.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,550.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$102.03 is owing to the Tenant for the period from June 20, 2020 to August 2, 2023.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of August 2, 2023, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$11,774.27. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. 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 December 25, 2023, the Tenant will start to owe interest. This will be simple interest calculated from December 26, 2023 at 7.00% annually on the balance outstanding.
4. The Landlord's L2 application based on persistent late payment of rent is dismissed as moot.

December 14, 2023
Date Issued



Angela Long
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 Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$19,590.30
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,350.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$2,550.00
Less the amount of the interest on the last month's rent deposit	- \$102.03
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$11,774.27