



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

Citation: Caragiannis v Koukouvulus, 2023 ONLTB 50746

Date: 2023-07-19

File Number: LTB-L-005706-23

In the matter of: TOP FLOOR, 222 MORTIMER AVE
EAST YORK ON M4J 2C5

Between: Vasiliki Caragiannis

And

Ioannis Koukouvulus
Sara Koukouvulus

I hereby certify this is a
true copy of an Order dated
JUL 19, 2023
Landlord and Tenant Board

Landlord

Tenants

Vasiliki Caragiannis (the 'Landlord') applied for an order requiring Ioannis Koukouvulus and Sara Koukouvulus (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on June 7, 2023.

Only the Landlord's representative Christina Nastas, licensed paralegal attended the hearing.

As of 3:23 p.m. 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 Tenants vacated the rental unit on February 28, 2023. The Tenants were 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 February 28, 2023.
3. The Tenant did not pay the total rent they were required to pay for the period from October 1, 2022 to February 28, 2023.
4. The lawful rent is \$2,000.00. It is due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The tenancy ended on February 28, 2023 as a result of the Tenants 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 February 28, 2023 are \$10,000.00.



8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no rent on deposit.

It is ordered that:

1. The Tenants shall pay to the Landlord \$10,186.00. This amount includes rent arrears owing up to February 28, 2023 including the application filing fee.
2. If the Tenants do not pay the Landlord the full amount owing on or before July 30, 2023, the Tenants will start to owe interest. This will be simple interest calculated from July 31, 2023 at 6.00% annually on the balance outstanding.

July 19, 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.