



**Oct 18, 2023**

Landlord and Tenant Board

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

**Citation:** SID v Morrow, 2023 ONLTB 69061

**Date:** 2023-10-18

**File Number:** LTB-L-035485-23

**In the matter of:** 22 MANILLA TERR  
SAULT STE. MARIE ON P6A1J2

**Between:** SID Management Landlord

**And**

Kalam Hugh Rahim Morrow and Jessica Jean Mcbain Tenants

SID Management (the 'Landlord') applied for an order requiring Kalam Hugh Rahim Morrow and Jessica Jean Mcbain (the 'Tenants') to pay the rent that the Tenants owes.

This application was heard by videoconference on October 10, 2023.

Only the Landlord's Representative Christine Stewart attended the hearing.

As of 11:13 am 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 did not pay the total rent they were required to pay for the period from December 1, 2022 to August 31, 2023.
2. The Tenants were in the possession of the rental unit when the application was filed.
3. The lawful rent is \$1,700.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on August 31, 2023, as a result of the Tenants moving out in accordance with a notice of termination. Therefore, the Tenants obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to August 31, 2023, are \$15,300.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.



**It is ordered that:**

1. The tenancy is terminated as of August 31, 2023, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$13,743.27. This amount includes rent arrears owing up to and the cost of the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before October 29, 2023, the Tenants will start to owe interest. This will be simple interest calculated from October 30, 2023 at 7.00% annually on the balance outstanding.

**October 18, 2023**  
**Date Issued**

*James W. Campbell*  
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James Campbell  
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.