



AMENDED ORDER
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

Citation: Garlough v Portieous, 2023 ONLTB 62862

Date: 2023-09-18

File Number: LTB-L-030021-23-AM

In the matter of: 47 Fifth Street West
Morrisburg ON K0C1X0

Between: Rebecca Garlough and Alan Garlough Landlord

And

Robin Portieous and Robert Theriault Tenant

AMENDED

This amended order is issued to correct a clerical error in the original order that was issued September 18, 2023. The amendment is bolded and underlined for ease of reference.

Rebecca Garlough and Alan Garlough (the 'Landlord') applied for an order to terminate the tenancy and evict Robin Portieous and Robert Theriault (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 11, 2023.

The Landlord's legal representative, Michelle Mont, and the Landlord attended the hearing.

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 September 10, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is **\$1,178.75**. It was due on the 1st day of each month.

5. The Tenant has paid \$2,901.50 to the Landlord since the application was filed.
6. The rent arrears owing to September 10, 2023 are \$6,551.25.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. I have considered all of the evidence presented at the hearing and all of the oral testimony and although I may not have referred to each piece of evidence individually or referenced all of the testimony, I have considered it when making my determinations.
10. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of September 10, 2023, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$6,737.25. 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. 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 September 29, 2023, the Tenant will start to owe interest. This will be simple interest calculated from September 30, 2023 at 6.00% annually on the balance outstanding.

October 4, 2023
Date Amended



Greg Brocanier
Member, Landlord and Tenant Board

September 18, 2023
Date Issued

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	\$9,452.75
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,901.50
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	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
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	\$6,737.25