



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

Citation: Cornell-Scotland v. Moran, 2023 ONLTB 44692

Date: 2023-06-20

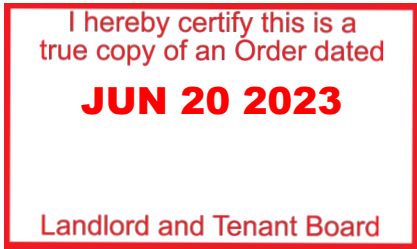
File Number: LTB-L-027703-22

In the matter of: UNIT 2, 270 HAMILTON RD
LONDON ON N5Z1R3

Between: Kathy Cornell-Scotland

And

Garrette Moran



Landlord

Tenant

Kathy Cornell-Scotland (the 'Landlord') applied for an order to terminate the tenancy and evict Garrette Moran (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 9, 2023.

Only the Landlord and the Landlord's legal representative Carmen Dawdy attended the hearing.

As of 9:49AM, 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. The Tenant did not join the proceedings for the remainder of the hearing block.

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 16, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent was \$1,000.00. It was due on the 1st day of each month.
5. The Tenant has paid \$2,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to August 16, 2022 are \$1,626.08.
7. There is no last month's rent deposit.
8. The Landlord paid \$186.00 to file the application with the Board.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of August 16, 2022, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay the Landlord \$1,626.08. This amount represents rent and/or daily compensation payable for the period ending August 16, 2022.
3. The Tenant shall also pay the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 1, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 2, 2023 at 6.00% annually on the balance outstanding.



June 20, 2023

Date Issued

15 Grosvenor St, Ground Floor
Toronto ON M7A 2G6

Harry Cho

Vice Chair, Landlord and Tenant Board

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	\$3,626.08
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
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	- \$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	\$1,812.08