



OCT 26, 2023

Kelly Delaney
Landlord and Tenant Board

**Order under Section 87 88.1
Residential Tenancies Act, 2006**

Citation: Rangarajan v Paciej, 2023 ONLTB 68724

Date: 2023-10-26

File Number: LTB-L-008059-23

In the matter of: 9, 20 MENDELSSOHN STREET
SCARBOROUGH ON M1L0G8

Between: Ramesh Rangarajan Landlord

And

Helena Paciej Former Tenant

Ramesh Rangarajan (the 'Landlord') applied for an order requiring (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on October 5, 2023 at 09:00 am.

Only the Landlord Representative Zeeshan Rahman and the Landlord attended the hearing.

As of 09:30 am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Tenant shall pay to the Landlord \$9,201.00 on or before November 6, 2023.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure. The Landlord served these documents by email on June 29, 2023 which, according to the Landlord was consented to at the start of the tenancy as an acceptable means to serve documents. This was also supported by evidence submitted, namely other email correspondence between the Landlord and Tenant during the course of the tenancy detailing the serving of other notices and arranging meetings to discuss to which the Tenant replied.
3. The Former Tenant vacated the rental unit on January 12, 2022.

4. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit. The Application was filed on September 13, 2022.

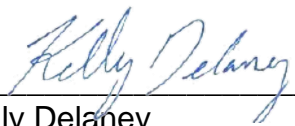
Rent and daily compensation owing

5. The lawful rent was \$2,250.00. It was due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$73.97. This amount is calculated as follows: $\$2,250.00 \times 12$, divided by 365 days.
7. There is no last month's rent deposit.
8. The Former Tenant has not made any payments since the application was filed.
9. The tenancy ended on as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
10. The rent arrears and daily compensation owing to are \$9,000.00.
11. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$9, 000.00 which represents rent and compensation owing up to January 12, 2023.
2. The Former Tenant shall pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Former Tenant does not pay the Landlord the full amount owing on or before November 6, 2023, the Landlord will start to owe interest. This will be simple interest calculated from November 7, 2023 at 7.00% annually on the balance outstanding.

October 26, 2023
Date Issued



Kelly Delaney
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.

* Refer to the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To January 12, 2022	\$9,000.00
Application Filing Fee	\$201.00
Total amount owing to the Landlord	\$9,201.00