



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

**Citation:** Ming Xiang v Shireen Behmanesh, 2023 ONLTB 47323

**Date:** 2023-06-30

**File Number:** LTB-L-002300-23

**In the matter of:** 115 EDWARD JEFFREYS AVE  
MARKHAM ON L6E1W1

**Between:** Ming Xiang

**And**

Christopher Ronald Martin and Shireen  
Behmanesh

I hereby certify this is a  
true copy of an Order dated  
**JUN 30, 2023**  
Landlord and Tenant Board

Landlord

Tenants

Ming Xiang (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Ronald Martin and Shireen Behmanesh (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 6, 2023.

Only the Landlord and the Landlord's Representative J. Jing Zhu attended the hearing.

As of 9:54 a.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 Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on March 6, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$2,700.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to March 6, 2023 are \$17,832.62.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,700.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$47.01 is owing to the Tenants for the period from December 18, 2021 to March 6, 2023.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of March 6, 2023, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlord \$15,271.61. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before July 11, 2023, the Tenants will start to owe interest. This will be simple interest calculated from July 12, 2023 at 6.00% annually on the balance outstanding.

**June 30, 2023**  
**Date Issued**

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William Greenberg  
Member, Landlord and Tenant Board

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.

\*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**A. Amount the Tenants must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$17,832.62
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,700.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$47.01
<b>Less</b> the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants are entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$15,271.61</b>