



NOV 02, 2022

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

Citation: Raval v Doshi, 2022 ONLTB 10383

Date: 2022-11-02

File Number: LTB-L-049185-22

In the matter of: 504, 650 Cheapside Street
London Ontario N5Y5J8

Between: Baiju Raval Landlord

And

Ashish Jacob, Priyank Shah, Shrushti Doshi Tenants

Baiju Raval (the 'Landlord') applied for an order requiring Ashish Jacob, Priyank Shah and Shrushti Doshi (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on October 25, 2022.

Only the Landlord attended the hearing.

As of 10:32 p.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 Tenants vacated the rental unit on April 30, 2022. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants signed a one-year lease in which the tenancy period was from October 1, 2021 until September 30, 2022.
3. The lawful rent was \$1,350.00. It was due on the 1st day of each month.
4. The last month's rent deposit of \$1,350.00 will be applied to the last month of the tenancy.
5. The Tenants have not made any payments since the application was filed.
6. At the hearing, the Landlord testified that he had tried to re-rent the rental unit between May 1, 2022 and July 31, 2022 after the Tenants had vacated. The Landlord did not find any suitable tenants during that time so he listed the property for sale. The property sold on September 19, 2022. Since the Landlord stopped listing the rental property on July 31, 2022, the Tenants' rent liability also ended at that time.
7. Therefore, as a result of the Landlord selling the property, the Tenants are still required to pay the rental arrears for the period from April 1, 2022 to July 31, 2022.

8. The rent arrears outstanding to July 31, 2022, total \$5,400.00
9. 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 Tenants shall pay to the Landlord **\$4,050.00**, which represents the amount of rent owing up to July 31, 2022, less the last month's rent deposit.
2. The Tenants shall also pay to the Landlord **\$201.00** for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before November 13, 2022, the Tenants will start to owe interest. This will be simple interest calculated from November 14, 2022 at 4.00% annually on the balance outstanding.

November 2, 2022

Date Issued

Michael Di Salle

Michael Di Salle

Member, Landlord and Tenant Board

William Greenberg

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.

