



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

Citation: Chen v Dai, 2024 ONLTB 2612

Date: 2024-01-04

File Number: LTB-L-061767-23

In the matter of: UNIT 1201, 17 BATHURST ST
TORONTO ON M5V0N1

Between: Di Chen and Yunqiu Jiao

And

Jessica Jiaqi Dai and Ren Hao Wang

I hereby certify this is a
true copy of an Order dated
Jan 4, 2024
Landlord and Tenant Board

Landlords

Tenants

Di Chen and Yunqiu Jiao (the 'Landlords') applied for an order requiring Jessica Jiaqi Dai and Ren Hao Wang (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on December 20, 2023.

Only the Landlords and the Landlords' Legal Representative Yun Tao Li attended the hearing.

As of 9:53am, 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 Landlords' evidence.

Determinations:

1. The Tenants did not pay the total rent they were required to pay for the period from December 1, 2022 to August 16, 2023.
2. The lawful rent is \$2,800.00. It is due on the 1st day of each month.
3. The Tenants have not made any payments since the application was filed.
4. The tenancy ended on August 16, 2023 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to August 16, 2023 are \$11,872.80.
6. The Landlords collected a rent deposit of \$2,000.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$71.95 is owing to the Tenants for the period from September 1, 2021 to August 16, 2023.




8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlords \$9,986.85. This amount includes rent arrears owing up to August 16, 2023 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlords the full amount owing on or before January 15, 2024, the Tenants will start to owe interest. This will be simple interest calculated from January 16, 2024 at 7.00% annually on the balance outstanding.

January 4, 2024
Date Issued



Angela Long
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.