



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

Citation: Chan v Osovitzki, 2023 ONLTB 16039

Date: 2023-01-19

File Number: LTB-L-069168-22

In the matter of: 114 Seabreeze Avenue
Thornhill Ontario L4J9H1

Between: King Hang Chan Landlord

And

Amanda Osovitzki Tenant
Orri Osovitzki

King Hang Chan (the 'Landlord') applied for an order requiring Amanda Osovitzki and Orri Osovitzki (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 17, 2023. Only the Landlord's legal representative, Avinaash Laljie, attended the hearing. As of 9:35am, the Tenants were not present or represented at the hearing. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on March 1, 2022. Rent arrears are calculated up to the date the Tenants vacated the unit.
3. The Tenants have not paid the rent they were required to pay for the period of July 1, 2021 to February 28, 2022.
4. The lawful rent is \$3,600.00. 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 February 28, 2022 are \$28,800.00. The Landlord is only claiming the arrears to February 28, 2022.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 1, 2022, the date the Tenants moved out of the rental unit



2. The Tenants shall pay to the Landlord \$29,901.00. 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.
3. If the Tenants do not pay the Landlord the full amount owing on or before January 30, 2023, the Tenants will start to owe interest. This will be simple interest calculated from January 31, 2023 at 5.00% annually on the balance outstanding.

January 19, 2023
Date Issued

Terri van Huisstede
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.