



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

**File Number: CEL-02954-21**

**In the matter of:** MAIN FLOOR, 49 COUNSELLOR TERRACE  
BARRIE L4M 7G9

**Between:** AKASH DEEP SHARMA and  
MANEESHA SHARMA

**And**

FREDERICK HUNT and ASHTON WARREN  
CAMPBELL

Landlords

Tenants

I hereby certify this is a  
true copy of an Order dated  
**OCT. 31, 2022**  
Landlord and Tenant Board

AKASH DEEP SHARMA and MANEESHA SHARMA (the 'LandlordS') applied for an order requiring FREDERICK HUNT and ASHTON WARREN CAMPBELL (the 'Tenants') to pay the rent that the Tenant owes.

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

Only the Landlords, and the Landlord's Legal Representative, Mr. Kashif Ali, attended the hearing.

As of 1:28 P.M, the Tenant was 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 Tenant vacated the rental unit on January 31, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2021 to January 31, 2022.
3. The lawful rent is \$1750.00. It is due on the 1<sup>st</sup> day of each month.
4. The Tenant has not made any payments since the application was filed.

5. The tenancy ended on January 31, 2022, as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The rent arrears owing to January 31, 2022 are \$12,250.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$12,436.00. This amount includes rent arrears owing up to January 31, 2022, and the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before November 11, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 12, 2022 at 4.00% annually on the balance outstanding.

**October 31, 2022**

**Date Issued**

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6



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**Steven Mastoras**

Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.