



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

Citation: Karagiorgakis v Shank, 2023 ONLTB 75647

Date: 2023-11-22

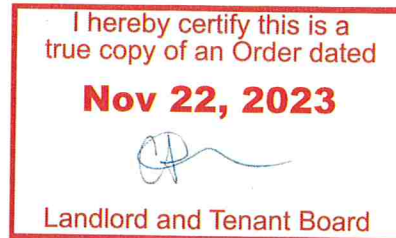
File Number: LTB-L-038566-23

In the matter of: 14559 TALBOT LINE
MUIRKIRK ON N0L1X0

Between: Gramatiki Karagiorgakis

and

Jennifer Shank
Linda Shank



Landlord

Tenants

Gramatiki Karagiorgakis (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Shank and Linda Shank (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 9, 2023.

Only the Landlord attended the hearing.

As of 10:25am, 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:

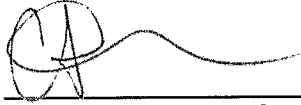
1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on May 26, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,800.00. 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 May 26, 2023 are \$9,193.30.
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 \$2,800.00 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 \$60.03 is owing to the Tenants for the period from July 18, 2022 to May 26, 2023.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of May 26, 2023, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord **\$6,519.27**. 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 December 3, 2023, the Tenants will start to owe interest. This will be simple interest calculated from December 4, 2023 at 7.00% annually on the balance outstanding.

November 22, 2023
Date Issued



Candace Aboussafy
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

Amount payable as the tenancy is terminated

Date	\$9,193.30
	\$186.00
	\$0.00
Amounts paid to the Landlord since the	- \$0.00
Amounts paid into the LTB since the	- \$0.00
Last month's rent deposit	- \$2,800.00
Interest on the last month's rent deposit	- \$60.03
Amount the Landlord owes the Tenants for	- \$0.00
Credit that the Tenants are entitled to	- \$0.00
Balance due to the Landlord	\$6,519.27