



**APR 27, 2023**

Landlord and Tenant Board

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

**Citation:** ADENA HOLDINGS INC. v Millson, 2023 ONLTB 32787

**Date:** 2023-04-27

**File Number:** LTB-L-046677-22

**In the matter of:** 111, 600 BRANT ST  
WOODSTOCK ON N4S 5J7

**Between:** ADENA HOLDINGS INC. Landlord

**And**

Sadie Millson Tenants  
Zoe Millson

ADENA HOLDINGS INC. (the 'Landlord') applied for an order requiring Sadie Millson and Zoe Millson (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 14, 2023.

Only the Landlord's agent Hillary Amariucaï attended the hearing.

As of 10:17 a.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 December 31, 2022. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to December 31, 2022.
3. The Tenants did not pay the total rent they were required to pay for the period from August 1, 2022 to December 31, 2022.
4. The lawful rent is \$1,467.40. It is due on the 1<sup>st</sup> day of each month.
5. The Tenants have made \$500.00 in payments since the application was filed.
6. The tenancy ended on December 31, 2022 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 Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to December 31, 2022 are \$6,837.00.



8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is a rent deposit of \$1,450.00 being held by the Landlord. Interest owing on the rent deposit is \$32.20.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$5,540.80. This amount includes rent arrears owing up to December 31, 2022 and the cost of the application, less the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before May 8, 2023, the Tenants will start to owe interest. This will be simple interest calculated from May 9, 2023 at 6.00% annually on the balance outstanding.

**April 27, 2023**  
**Date Issued**

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**Greg Witt**  
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.