



## Order under Subsection 69 Residential Tenancies Act, 2006

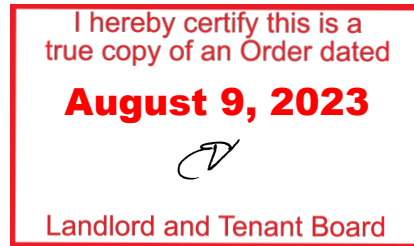
File Number: LTB-L-023027-23

**In the matter of:** Unit A, 1012 WESTON RD  
Toronto ON M6N3S1

**Between:** Lukshmanan (Luke) Kumar

**And**

Akash Dagar  
Payal Sharma  
Manav Rawal



Landlord

Tenants

Lukshmanan (Luke) Kumar (the 'Landlord') applied for an order requiring Akash Dagar, Payal Sharma and Manav Rawal (the 'Tenants') to pay the rent that the Tenants owes.

This application was heard by videoconference on June 19, 2023.

Only the Landlord's Legal Representative Kristin Markoff attended the hearing.

As of 9:45 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 did not pay the total rent they were required to pay for the period from March 1, 2023 to May 3, 2023.
2. The lawful monthly rent is \$2,050.00.
3. The Tenants have not made any payments since the application was filed.
4. The tenancy ended on April 30, 2023 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. The Tenants gave vacant possession of the unit the Landlord on May 3, 2023. The Landlord is seeking arrears of rent only to April 30, 2023. Therefore, the Tenants' obligation to pay rent also ended on that date.
5. The rent arrears owing to April 30, 2023 are \$5,947.80.
6. 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 Tenants shall pay to the Landlord \$6,133.80. This amount includes rent arrears owing up to April 30, 2023 and the cost of filing the application.



2. If the Tenants do not pay the Landlord the full amount owing on or before August 20, 2023, the Tenants will start to owe interest. This will be simple interest calculated from August 21, 2023 at 6.00% annually on the balance outstanding.

**August 9, 2023**

**Date Issued**

*Elle Venhola*

Elle Venhola

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.