



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

**Citation:** jmoak v Shallow, 2023 ONLTB 65807

**Date:** 2023-10-06

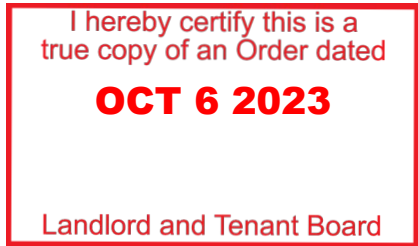
**File Number:** LTB-L-018379-23

**In the matter of:** 1808 DEWHURST AVE  
CORNWALL ON K6J5H4

**Between:** Nathan Crump

**And**

Courtney Shallow



Landlord

Tenant

Nathan Crump (the 'Landlord') applied for an order to terminate the tenancy and evict Courtney Shallow (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 14, 2023. Heath Crump attended the hearing on behalf of the Landlord Nathan Crump. The Landlord's legal representative James Moak attended the hearing. As of 9:37 am, 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on September 3, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$2,000.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to September 3, 2023 are \$25,697.25.
7. The Landlord incurred costs of \$186.00 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 Tenant is terminated as of September 3, 2023, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$25,883.25. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before October 17, 2023, the Tenant will start to owe interest. This will be simple interest calculated from October 18, 2023 at 7.00% annually on the balance outstanding.

**October 6, 2023**  
**Date Issued**

  
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Kimberly Parish  
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**

**A. Amount the Tenant must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$25,697.25
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$25,883.25</b>