



Oct 25, 2023

**Order under Subsection 77 and 87(1)
Residential Tenancies Act, 2006**

Citation: Kuzniar v Rhee, 2023 ONLTB 70983

Date: 2023-10-25

File Number: LTB-L-058306-23

In the matter of: 195 Blue Jay Road
NOELVILLE ON P0M0A2

Between: James Kuzniar and Gail Markovic Landlords

And

Sylvia Rhee and Megumi Rhee Tenants

James Kuzniar and Gail Markovic (the 'Landlords') applied for an order to terminate the tenancy and evict Sylvia Rhee and Megumi Rhee (the 'Tenants') because the Tenants provided the Landlords notice to end their tenancy.

James Kuzniar and Gail Markovic (the 'Landlords') applied for an order requiring Sylvia Rhee and Megumi Rhee (the 'Tenants') to pay the rent that the Tenants owes.

This application was heard by videoconference on October 18, 2023.

The Landlord, J. Kuzniar, and the Tenant, S. Rhee, attended the hearing.

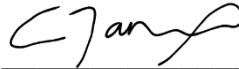
Determinations:

1. The Tenants provided the Landlord with an N9 notice to end the tenancy with the termination date of September 1, 2023. The parties agreed that the Tenants vacated the rental unit on September 1, 2023.
2. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
3. The parties agreed that the Tenants have not made any payments since the application was filed.
4. The Tenant submitted that rent was not paid in full because of issues in the tenancy. The Tenants filed an application with respect to these issues. The Tenant was informed that I would not consider their Tenant application as only the Landlord's application was before me. The Tenant was advised that the issues in the tenancy would be appropriately dealt with in the hearing of their application.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The tenancy is terminated on September 1, 2023, the date the Tenants vacated the rental unit.
2. The Tenants shall pay to the Landlords \$2,686.00. This amount includes rent arrears owing up to and the cost of the application minus the rent deposit and interest owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before November 5, 2023, the Tenants will start to owe interest. This will be simple interest calculated from November 6, 2023 at 7.00% annually on the balance outstanding.

October 25, 2023
Date Issued



Camille Tancioco
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.