



MAR 19, 2024

Landlord and Tenant Board

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

Citation: 12476509 Canada Inc. v Grubbs, 2024 ONLTB 17185

Date: 2024-03-19

File Number: LTB-L-082914-23

In the matter of: 5 HEPBOURNE ST
TORONTO ON M6H1J7

Between: 12476509 Canada Inc. Landlord

And

Elizabeth Grubbs Tenant

12476509 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Grubbs (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 29, 2024.

Only the Landlord's Legal Representative Yun Tao Li and the Landlords, Evan Tang and Sky Zhou attended the hearing.

As of 2:15 p.m., 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 January 15, 2024. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$6,000.00. 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 Landlord submitted that upon providing legal notice to enter the unit, he attended at the unit on January 15, 2024 and determined that the Tenant had moved out.
7. The Landlord submitted he subsequently texted the Tenant and received confirmation that she had moved out and that she had then agreed to deliver the keys to the rental unit by way of a courier service. While the package containing the keys was not received by the

Landlord until sometime in February 2024, rendering vacant possession of the rental unit to the Landlord, he claims rent arrears to January 15, 2024.

8. The rent arrears owing to January 15, 2024 are \$26,958.90.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$6,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
11. Interest on the rent deposit, in the amount of \$158.22 is owing to the Tenant for the period from December 27, 2022 to January 15, 2024.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 15, 2024, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$20,986.68. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. 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 March 30, 2024, the Tenant will start to owe interest. This will be simple interest calculated from March 31, 2024 at 7.00% annually on the balance outstanding.

March 19, 2024
Date Issued



Alicia Johnson
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	\$26,958.90
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$6,000.00
Less the amount of the interest on the last month's rent deposit	- \$158.22
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$20,986.68