



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

**Citation:** Sandhu v Donaldson, 2023 ONLTB 71263

**Date:** 2023-10-27

**File Number:** LTB-L-043079-22

**In the matter of:** 185 SILK DR  
SHELBURNE ON L9V3E5

**Between:** Harveer Sandhu and RIGHT INVESTMENTS HOLDINGS INC Landlords

**And**

Christine Donaldson and Oluf Jensen Tenants

Harveer Sandhu and RIGHT INVESTMENTS HOLDINGS INC (the 'Landlords') applied for an order to terminate the tenancy and evict Christine Donaldson and Oluf Jensen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on October 16, 2023. Only the Landlords attended the hearing.

As of 1:16 p.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 Landlords' evidence.

**Determinations:**

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Nonpayment of Rent (N4 Notice). The Tenants 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 Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on July 31, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,300.00. It was due on the 1st day of each month.

- 5. The Tenants have paid \$3,500.00 to the Landlords since the application was filed.
- 6. The rent arrears owing to July 31, 2023 are \$27,023.00.
- 7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 8. The Landlords collected a rent deposit of \$2,300.00 from the Tenants. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

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**It is ordered that:**

- 1. The tenancy between the Landlords and the Tenants is terminated as of July 31, 2023, the date the Tenants moved out of the rental unit.
- 2. The Tenants shall pay to the Landlords \$24,749.99. This amount includes rent arrears owing up to the date the Tenants vacated and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
- 3. If the Tenants do not pay the Landlord the full amount owing on or before November 7, 2023, the Tenants will start to owe interest. This will be simple interest calculated from November 8, 2023 at 7.00% annually on the balance outstanding.

**October 27, 2023** \_\_\_\_\_ **Date Issued**

Camille Tancioco

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.

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**Schedule 1  
SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$30,523.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlords since the application was filed	- \$3,500.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,300.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$159.01
<b>Less</b> the amount the Landlords owes the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total amount owing to the Landlords</b>	<b>\$24,749.99</b>