



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

Citation: Hood Property Management v Brown, 2023 ONLTB 54585

Date: 2023-08-10

File Number: LTB-L-020107-23

In the matter of: Lower, 275 CRAWFORD AVE Windsor
ON N9A5C3

Between: Hood Property Management Landlord

And

Jason Brown Tenant

Hood Property Management (the 'Landlord') applied for an order requiring Jason Brown (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on July 6, 2023.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2022 to April 30, 2023.
2. The lawful rent is \$1,076.25. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The tenancy ended on April 30, 2023 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to April 30, 2023 are \$5,205.00
6. The Landlord collected a rent deposit of \$1,050 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 is terminated.
7. Interest on the rent deposit, in the amount of \$23.00 is owing to the Tenant for the period from April 30, 2023.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,317.54. This amount includes rent arrears owing up to April 30, 2023 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before August 21, 2023, the Tenant will start to owe interest. This will be simple interest calculated from August 22, 2023 at 6.00% annually on the balance outstanding.

August 10, 2023

Date Issued

James Campbell

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.

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