



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

**Citation:** SKYLINE LIVING v ROBERT HULAN, 2023 ONLTB 46620

**Date:** 2023-06-29

**File Number:** LTB-L-064227-22

**In the matter of:** 205, 105 RIDGEWAY PLACE  
BELLEVILLE ONTARIO N8P0E7

**Between:** SKYLINE LIVING Landlord

**And**

ROBERT HULAN Tenant

SKYLINE LIVING (the 'Landlord') applied for an order requiring ROBERT HULAN (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on June 19, 2023.

Only the Landlord's Agent Ilana Howard attended the hearing.

As of 1:29 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 Tenant did not pay the total rent they were required to pay for the period from January 1, 2022 to February 28, 2022.
2. The lawful rent is \$1,678.57. It is due on the 1st day of each month.
3. The Tenant has paid \$83.97 to the Landlord after the application was filed.
4. The tenancy ended on February 28, 2022 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 February 28, 2022 are \$3,171.86
6. The Landlord collected a rent deposit of \$1,680.27 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.

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**Tribunals Ontario**  
Landlord and Tenant Board

**Tribunaux décisionnels Ontario**  
Commission de la location immobilière

7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$1,712.59. This amount includes rent arrears owing up to February 28, 2022 and the cost of the application and unpaid NSF charges minus the rent deposit owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before July 10, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 11, 2023, at 6.00% annually on the balance outstanding.

**June 29, 2023**

**Date Issued**

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Heather Chapple

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.