



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

**Citation:** Galaxy Real Estate Core Ontario Properties LP v Paula Godinho, 2023 ONLTB 45844

**Date:** 2023-06-28

**File Number:** LTB-L-002356-23

**In the matter of:** 18, 317 PARK LAWN RD TORONTO  
ON M8Y3K2

**Between:** Galaxy Real Estate Core Landlord  
Ontario Properties LP

**And**

Paula Godinho Tenants  
Vitor Correia

Galaxy Real Estate Core Ontario Properties LP (the 'Landlord') applied for an order to terminate the tenancy and evict Paula Godinho and Vitor Correia (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 7, 2023. The Landlord's representative, Sofia Enriquez, attended the hearing. As of 3:47 pm, 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 Landlord's evidence.

**Determinations:**

1. The Landlord served the Tenants with a valid Notice to End the 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 January 31, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent was \$2,279.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2023 are \$4,558.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,279.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

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9. Interest on the rent deposit, in the amount of \$56.98 is owing to the Tenants for the period from February 1, 2022 to January 31, 2023.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of January 31, 2023, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$2,408.02. This amount includes rent arrears owing up to the date the Tenants 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 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 July 9, 2023, the Tenants will start to owe interest. This will be simple interest calculated from July 10, 2023 at 6.00% annually on the balance outstanding.

**June 28, 2023**

**Date Issued**

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Frank Ebner

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 Tenants must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$4,558.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,279.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$56.98
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$2,408.02</b>