



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

**Citation:** Soomal v Lane, 2023 ONLTB 45661

**Date:** 2023-06-27

**File Number:** LTB-L-053514-22

**In the matter of:** Apt #7, 20 Hilltop  
Cambridge ON N1R1S9

**Between:** Sukhvinder Soomal Landlord

**And**

Micheal Lane and Rylie Dejonge-Vandusen Tenants

Sukhvinder Soomal (the 'Landlord') applied for an order to terminate the tenancy and evict Micheal Lane and Rylie Dejonge-Vandusen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 30, 2023.

Only the Landlord attended the hearing.

As of 1:56 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 Tenancy Early for Non-payment 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 September 30, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The monthly rent is \$1,800.00. Rent was due on the 1st day of each month.
5. The Tenants did not make any payments since the application was filed.
6. The rent arrears owing to September 30, 2022 are \$5,400.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

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**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of September 30, 2022, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlord \$5,586.00. 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. 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 8, 2023, the Tenants will start to owe interest. This will be simple interest calculated from July 9, 2023 at 6.00% annually on the balance outstanding.

**June 27, 2023**  
**Date Issued**

15 Grosvenor St, Ground Floor  
Toronto ON M7A 2G6

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Alex Brkic  
Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

\*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

**Schedule 1  
SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$5,400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
<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	- \$0.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$5,586.00</b>

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