



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

**Citation:** DMS Property Management Ltd. v Analida Arango, 2023 ONLTB 43119

**Date:** 2023-06-15

**File Number:** LTB-L-006627-23

**In the matter of:** 214, 2475 HURONTARIO ST MISSISSAUGA  
ON L5A2G5

**Between:** DMS Property Management Ltd. Landlord

**And**

Analida Arango and Stanley Dumanoir Tenants Arango

DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Analida Arango and Stanley Dumanoir Arango (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 25, 2023. The Landlord was represented at the hearing by Joshua Labbe. 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 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 Tenant vacated the rental unit on February 28, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The rent arrears owing to February 28, 2023, are \$6,463.50.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,110.02 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.

7. Interest on the rent deposit, in the amount of \$8.38 is owing to the Tenants for the period from January 2, 2023, to February 28, 2023.

**It is ordered that:**

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1. The tenancy between the Landlord and the Tenants is terminated as of February 28, 2023, the date the Tenant moved out of the rental unit
2. The Tenants shall pay to the Landlord \$4,531.10. This amount includes rent arrears owing up to the date the Tenant 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 Tenant. 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 December 31, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2024, at 7.00% annually on the balance outstanding.

**December 14, 2023**

**Date Issued**

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**Bryan Delorenzi**

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	\$6,463.50
Application Filing Fee	\$186.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,110.02
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$8.38
<b>Total amount owing to the Landlord</b>	<b>\$4,531.10</b>