



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

**Citation:** Glen Suites v Adedayo Aderonke Adefolake, 2023 ONLTB 42605

**Date:** 2023-06-15

**File Number:** LTB-L-060816-22

**In the matter of:** 109, 822 Glen Street, Oshawa Ontario L1J3V2

**Between:** Glen Suites Landlord

**And**

Adedayo Aderonke Adefolake Tenant

Glen Suites (the 'Landlord') applied for an order requiring Adedayo Aderonke Adefolake (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 24, 2023.

Only the Landlord's representative, Joey Kay attended the hearing.

As of 9:31 a.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 July 1, 2022 to August 31, 2022.
2. The lawful rent is \$1,435.38. 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 Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the tenancy and the Tenant's obligation to pay rent ends on August 31, 2023.

5. The Tenant provided notice to end the tenancy to the Landlord on July 6, 2022. The Tenant vacated the rental until on July 31, 2022. The Tenant has not paid the rent owing for July 2022 and August 2022.
6. The Tenant did not attend the hearing to give evidence of their circumstances and thus, I did not have the opportunity to hear their evidence regarding their circumstances or to

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**Tribunals Ontario**  
Landlord and Tenant Board

**Tribunaux décisionnels Ontario**  
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dispute the Landlord's application for arrears. There is no dispute that the rent owing to the end of the required notice period.

7. I find that the Tenant provided short notice to terminate the tenancy and owe the Landlord the rent that would have come due if they had given sufficient notice required under the *Residential Tenancies Act, 2006*, (the 'Act'). They will be ordered to pay it as set out below.
8. The rent arrears and daily compensation owing to August 31, 2022 are \$2,870.76
9. The Landlord collected a rent deposit of \$1,390.00 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.
10. Interest on the rent deposit, in the amount of \$0.00 is owing to the Tenant for the period until August 31, 2022.
11. 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 \$1,681.76. This amount includes rent arrears owing up to August 31, 2022 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 June 26, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 27, 2023 at 6.00% annually on the balance outstanding.

**June 15, 2023**

**Date Issued**

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**Camille Clyne**

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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