



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

Citation: 720 Princess Inc. v Dale Little, 2023 ONLTB 43094

Date: 2023-06-12

File Number: LTB-L-059142-22

In the matter of: 122, 720 PRINCESS ST
KINGSTON ON K7L0C7

Between: 720 Princess Inc. Landlord

And

Dale Little Tenant

720 Princess Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dale Little (the 'Tenant') because the Tenant 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 Marjorie Hughes. 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on November 30, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The rent arrears owing to November 30, 2022, are \$2,216.28.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 30, 2022, the date the Tenant moved out of the rental unit

2. The Tenant shall pay to the Landlord \$2,402.28. 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. See Schedule 1 for the calculation of the amount owing.

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3. If the Tenant does not pay the Landlord the full amount owing on or before June 23, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 24, 2023, at 6.00% annually on the balance outstanding.

June 12, 2023

Date Issued

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 Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$2,216.28
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$2,402.28

2023 ONLTB 43094 (CanLII)