



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

**Citation:** Patricia Fekete v Megan St. Jacques, 2023 ONLTB 41191

**Date:** 2023-06-02

**File Number:** LTB-L-064380-22

**In the matter of:** Unit B, 124 NORSWORTHY RD ANCASTER  
ON L9G3K9

**Between:** Patricia Fekete Landlord

**And**

Megan St. Jacques Tenant

Patricia Fekete (the 'Landlord') applied for an order to terminate the tenancy and evict Megan St. Jacques (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 25, 2023.

Only the Landlord's Legal Representative Judith Callender attended the hearing.

As of 9:54 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. Since the Tenant did not attend and the Landlord was prepared to proceed, the matter proceeded by way of an uncontested hearing pursuant to section 7 of the *Statutory Powers Procedure Act*, R.S.O. 1990.

**Determinations:**

1. At the hearing the Landlord's Legal Representative relied on oral submissions and referred to documents to support their application.
2. 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.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant vacated the rental unit on December 16, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
5. The lawful rent was \$1,750.00. It was due on the 15th day of each month.
6. The Tenant has not made any payments since the application was filed.

- 7. The rent arrears owing to December 16, 2022 are \$6,240.06.
- 8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**File Number:** LTB-L-064380-22

- 9. 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 December 16, 2022, the date the Tenant moved out of the rental unit
- 2. The Tenant shall pay to the Landlord \$6,426.06. 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.
- 3. If the Tenant does not pay the Landlord the full amount owing on or before June 13, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 14, 2023 at 6.00% annually on the balance outstanding.

**June 2, 2023**  
**Date Issued**

\_\_\_\_\_  
 John Cashmore  
 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.

**File Number:** LTB-L-064380-22

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$6,240.06
-----------------------------	------------

Application Filing Fee	\$186.00
<b>Total amount owing to the Landlord</b>	<b>\$6,426.06</b>