



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

Citation: Huiping Xu v Niki Kossivas, 2023 ONLTB 41160

Date: 2023-06-02

File Number: LTB-L-079760-22

In the matter of: 50 TILMAN CIR
MARKHAM ON L3P5V7

Between: Huiping Xu Landlord

And

Niki Kossivas Tenant

Huiping Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Niki Kossivas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques

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

Only the Landlord's Representative Qiuling Yang attended the hearing.

As of 1:36p.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 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 April 9, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$2,652.00. It was due on the 1st day of each month.
5. The Tenant has paid \$4,000.00 to the Landlord since the application was filed.

6. The rent arrears owing to April 9, 2023 are \$15,348.71.
7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$7.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which were returned NSF.

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8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
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 April 9, 2023, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$15,561.71. 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 and unpaid NSF charges. 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

Amanda Kovats

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.

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Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$19,348.71
Application Filing Fee	\$186.00
NSF Charges	\$27.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,000.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Total amount owing to the Landlord	\$15,561.71