



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

Citation: Residence Development Corp V Nguyen, 2023 ONLTB 40439

Date: 2023-05-31

File Number: LTB-L-049835-22

In the matter of: 308, 10 AVENUE OF CHAMPIONS OSHAWA
ONTARIO L1H7K4

Between: Residence Development Corp Landlord

And

Alysha Buske Tenant
Cindy Unhola-Locke
Gabrielle Hollander
Jack Barnes
Jackson Nguyen
James Mcknight

Residence Development Corp (the 'Landlord') applied for an order requiring Alysha Buske, Cindy Unhola-Locke, Gabrielle Hollander, Jack Barnes, Jackson Nguyen And James Mcknight (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 28, 2023.

The Landlord attended the hearing. The Landlord was represented by Jeff Shabes who called Phil Pffierski ('P.P.') as a witness. The Tenants named Jackson Nguyen, Jack Barnes, and Gabrielle Hollander attended the hearing.

As of 5:00 p.m., the remaining 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 Tenants did not pay the total rent they were required to pay for the period from November 1, 2021 to April 30, 2022.
2. The lawful rent is \$3,750.00. It is due on the 1st day of each month.
3. The Tenants paid \$3,850.00 to the Landlord after the application was filed.

4. The tenancy ended on April 30, 2022 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to April 30, 2022 are \$1,875.00

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Commission de la location immobilière

6. 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 Tenants shall pay to the Landlord \$2,076.00. This amount includes rent arrears owing up to April 30, 2022 and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 11, 2023, the Tenants will start to owe interest. This will be simple interest calculated from June 12, 2023 at 6.00% annually on the balance outstanding.

May 31, 2023
Date Issued

Emile Ramlochan

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.

