



Order under Section 69 Residential Tenancies Act, 2006

Citation: TLR Property Management LP as Agent on Behalf of 592 Sherbourne LP v Ishmeet Kalra, 2023 ONLTB 38426

Date: 2023-05-26

File Number: LTB-L-064600-22

In the matter of: 4711, 25 Selby Street Toronto
ON M4Y036

Between: TLR Property Management LP as Agent on Landlord
Behalf of 592 Sherbourne LP

And

Ishmeet Kalra and Rashmeeta Khuranna Tenants

TLR Property Management LP as Agent on Behalf of 592 Sherbourne LP (the 'Landlord') applied for an order to terminate the tenancy and evict Ishmeet Kalra and Rashmeeta Khuranna (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on May 10, 2023.

Only the Landlord's Legal Representative Faith McGregor attended the hearing.

As of 10:31 a.m., the 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 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 Tenants was in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on January 31, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,520.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2023 are 5,040.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

File Number: LTB-L-064600-22

8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 31, 2023, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlord \$5,241.00. This amount includes rent arrears owing up to the date the Tenants 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 Tenants does not pay the Landlord the full amount owing on or before June 6, 2023, the Tenants will start to owe interest. This will be simple interest calculated from June 7, 2023 at 6.00% annually on the balance outstanding.

May 26, 2023

Date Issued

Anthony Bruno

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	\$5,040.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$5,241.00