



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

**Citation:** 1341519 Ontario Ltd. v Cooper, 2023 ONLTB 40065

**Date:** 2023-05-25

**File Number:** LTB-L-069308-22

**In the matter of:** 209, 298 GRAYS RD  
HAMILTON ON L8E1V5

**Between:** 1341519 Ontario Ltd. Landlord

**And**

Kyle Cooper Tenant

1341519 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Kyle Cooper (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 9, 2023.

Only the Landlord's representative, Anthony Corso attended the hearing.

As of 11:26 p.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 Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$920.00. It was due on the 1st day of each month.
3. The Tenant has paid \$7,360.00 to the Landlord since the application was filed.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The amount paid by the Tenant satisfies all of the rent owing up to May 31, 2023. The amount outstanding represents the filing fee of 186.00.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$186.00. This amount represents the Landlord's cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2023 at 6.00% annually on the balance outstanding.

**File Number:** LTB-L-069308-22

**May 25, 2023**

**Date Issued**

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Natalie James

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	\$1,840.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$7,360.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$0.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$(5,334.00)</b>