



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

Citation: Galeb Gulam v Paul Methven, 2023 ONLTB 39125

Date: 2023-05-24

File Number: LTB-L-071016-22

2023 ONLTB 39125 (CanLII)

In the matter of: 2, 27 SOUTH BARTLETT ST KINGSTON
ON K7K1X3

Between: Galeb Gulam Landlord

And

Paul Methven Tenants
Suzanne Methven

Galeb Gulam (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Methven and Suzanne Methven (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2023. Only the Landlord's Legal Representative, L. McCullough, attended the hearing. As of 1:45 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 were in possession of the rental unit on the date the application was filed.
3. The lawful rent is \$1,476.00.
4. The Tenants have paid \$1,440.00 to the Landlord since the application was filed.
5. The residential complex was sold on January 24, 2023.
6. The rent arrears owing to January 24, 2023 are \$3,824.72.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$4,010.72. This amount includes rent arrears owing up to the January 24, 2023, and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.

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2. If the Tenants do not pay the Landlord the full amount owing on or before June 24, 2023, the Tenants will start to owe interest. This will be simple interest calculated from June 25, 2023 at 6.00% annually on the balance outstanding.

May 24, 2023

Date Issued

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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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$5,264.72
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,440.00
Total amount owing to the Landlord	\$4,010.72

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