



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

**Citation:** Sahand Pouladi v John Vlastic, 2023 ONLTB 39284

**Date:** 2023-05-23

**File Number:** LTB-L-014353-23

**In the matter of:** 12 Stewart Street  
Oakville Ontario L6K1X5

**Between:** Sahand Pouladi Landlord

**And**

John Vlastic Tenant

Sahand Pouladi (the 'Landlord') applied for an order requiring John Vlastic (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 12, 2023.

The Landlord and the Tenant attended the hearing.

Only the Landlord attended the hearing.

As of 2:25 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 did not pay the total rent they were required to pay for the period from April 15, 2020 to February 16, 2023.
2. The lawful rent is \$2,590.00. It is due on the 15th day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The tenancy ended on February 16, 2023 as a result of the Tenant 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 February 16, 2023 are \$11,240.00

- The Landlord collected a rent deposit of \$2,500 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

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**Tribunals Ontario**  
Landlord and Tenant Board

**Tribunaux décisionnels Ontario**  
Commission de la location immobilière

- Interest on the rent deposit, in the amount of \$119.44 is owing to the Tenant for the period June 1, 2019 to February 16, 2023.
- The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

- The Tenant shall pay to the Landlord \$8,821.56. This amount includes rent arrears owing up to February 16, 2023 and the cost of the application minus the rent deposit and interest owing.
- If the Tenant does not pay the Landlord the full amount owing on or before June 3, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 4, 2023 at 6.00% annually on the balance outstanding.

**May 23, 2023**

**Date Issued**

Camille Clyne

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.

