



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

Citation: Richer McConkey v Andrew Rice, 2023 ONLTB 38318

Date: 2023-05-18

File Number: LTB-L-061138-22

In the matter of: 4-119 Winniett Street
Brantford, ON N3T 1N1

Between: Richer McConkey Landlords
Taryn McConkey

And

Andrew Rice Tenant

Richer McConkey and Taryn McConkey (the 'Landlords') applied for an order to terminate the tenancy and evict Andrew Rice (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 26, 2023.

Only the Landlord Richer McConkey attended the hearing.

As of 9:30 am, 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 Landlords' evidence.

Determinations:

1. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Nonpayment 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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 5, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$1,406.63. It was due on the 15th day of each month.

5. The Tenant has paid \$4,200.00 to the Landlords since the application was filed.
6. The rent arrears owing to March 5, 2023 are \$4,366.98.

File Number: LTB-L-061138-22

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$1,300.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$83.36 is owing to the Tenant for the period from September 10, 2018 to March 5, 2023.

It is ordered that:

10. The tenancy between the Landlords and the Tenant is terminated as of March 5, 2023, the date the Tenant moved out of the rental unit
11. The Tenant shall pay to the Landlords \$3,169.62. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
12. If the Tenant does not pay the Landlords the full amount owing on or before May 29, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 30, 2023 at 6.00% annually on the balance outstanding.

May 18, 2023

Date Issued

Jagger Benham

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	\$8,566.98
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$4,200.00
Less the amount of the last month's rent deposit	- \$1,300.00
Less the amount of the interest on the last month's rent deposit	- \$83.36
Total amount owing to the Landlords	\$3,169.62