



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

Citation: Q RES V OPERATING LP v GRIFFIN, 2023 ONLTB 37331

Date: 2023-05-17

File Number: LTB-L-032026-22

In the matter of: 111, 351 GENEVA STREET
ST. CATHARINES ONTARIO L2N6T3

Between: Q RES V OPERATING LP Landlord

And

GRIFFIN TAMARA and Tenant TINA GRIFFIN

Q RES V OPERATING LP (the 'Landlord') applied for an order requiring GRIFFIN TAMARA and TINA GRIFFIN (the 'Former Tenant') to pay the rent and / or daily compensation that the Former Tenant owes.

This application was heard by videoconference on May 4, 2023.

Only the Landlord's legal representative, David Ciobotaru, attended the hearing.

As of 11:20AM, 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. As explained below, the Landlord has proven on a balance of probabilities the allegations contained in the application. Therefore, the Former Tenant must pay the Landlord \$3,055.78 by May 28, 2023.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing in accordance with subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the "Act") and Rules 3.3 and 5.8 of the LTB's Rules of Procedure. These documents were

served on April 6, 2023 by leaving them in the mailbox of the former Tenants current rental unit.

3. The former Tenant vacated the rental unit on November 30, 2021. Rent arrears are calculated up to the date the Tenant vacated the unit.

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4. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
5. The lawful rent is \$1,527.89. It was due on the 1st day of each month.
6. The former Tenant has not made any payments since the application was filed.
7. The rent arrears owing to November 30, 2021 are \$3,055.78.
8. There is no last month's rent deposit.
9. The Landlord also incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The former Tenant shall pay to the landlord \$3055.78 which represents the rent owing up to November 30, 2021.
2. The former Tenant shall also pay to the landlord \$201.00 for the cost of filing the application.
3. If the former Tenant does not pay the Landlord the full amount owing on or before May 28, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 29, 2023 at 6.00% annually on the balance outstanding.

May 17, 2023
Date Issued

Greg Brocanier
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.