



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

Citation: Camsta (No.1) Limited Partnership c/o DMS Property Management Ltd. v Jia Guo,
2023 ONLTB 38137

Date: 2023-05-15

File Number: LTB-L-064651-22

In the matter of: 1105, 57 FOREST AVE
HAMILTON ON L8N1X3

Between: Camsta (No.1) Limited Partnership c/o DMS Property Management Ltd. Landlord

And

Jia Guo and Jingting Li Tenant

Camsta (No.1) Limited Partnership c/o DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Jia Guo and Jingting Li (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 8, 2023.

Only the Landlord attended the hearing. The Landlord was represented by Joshua Labbé.

As of 1:47pm, 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment 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 November 30, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$1,888.39. It was due on the 1st day of each month.
5. The Tenant has paid \$1,675.87 to the Landlord since the application was filed.
6. The rent arrears owing to November 30, 2022 are \$2,100.91.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Order Page: 1 of 2

File Number: LTB-L-064651-22

2023 ONL TB 38137 (CanLII)

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 30, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$2,286.91. 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 Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 26, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 27, 2023 at 6.00% annually on the balance outstanding.

Date Issued

Sonia Anwar-Ali
Member, Landlord and Tenant Board

May 15, 2023

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.

