



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

**Citation:** C.Valeri Construction O/a Valery Properties v Jennifer Larsen, 2023 ONLTB 36738

**Date:** 2023-05-15

**File Number:** LTB-L-058242-22

**In the matter of:** 407, 340 COCHRANE RD  
HAMILTON ON L8K6H7

**Between:** C.Valeri Construction O/a Valery Properties Landlord

**And**

Jennifer Larsen and Keir Larsen Tenants

C.valeri construction O/a valery properties (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Larsen and Keir Larsen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 24, 2023.

Only the Landlord’s Representative Tina Novak attended the hearing.

As of 1:40p.m., the Tenants were 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 Tenants with a valid Notice to End Tenancy Early for Nonpayment 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 Tenants 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 \$1,160. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to November 30, 2022 are \$4,214.24.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$1,160.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

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9. Interest on the rent deposit, in the amount of \$18.04 is owing to the Tenants for the period from August 15, 2020 to November 30, 2022.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of November 30, 2022, the date the Tenant moved out of the rental unit
2. The Tenants shall pay to the Landlord \$3,222.20. This amount includes rent arrears owing up to the date the Tenants 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 Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do 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.

**May 15, 2023**

**Date Issued**

\_\_\_\_\_  
Amanda Kovats

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	\$4,214.24
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,160.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$18.04
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$3,222.20</b>