



Order under Section 69 Residential Tenancies Act, 2006

Citation: John Janzen v Shelley Sharron, 2023 ONLTB 35696

Date: 2023-05-09

File Number: LTB-L-061124-22

In the matter of: 404, 315 GLENDALE AVE
St. Catharines ON L2T2L7

Between: John Janzen Landlord

And

Shelley Sharron Tenant

John Janzen (the 'Landlord') applied for an order to terminate the tenancy and evict Shelley Sharron (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's Agent, Morgan Dickson, attended the hearing.

As of 10 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,565.49. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$51.47. This amount is calculated as follows: \$1,565.49 x 12, divided by 365 days.
5. The Tenant has paid \$10,139.50 to the Landlord since the application was filed.
6. The only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.

It is ordered that:

1. The Tenant shall pay the Landlord \$186.00 which represents the Landlord's cost of filing the application.

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2. If the Tenant does not pay the Landlord the full amount owing on or before May 21, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 22, 2023 at 6.00% annually on the balance outstanding.

May 9, 2023

Date Issued

Khalid Akram

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.

