



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

Citation: Robert Turvey v Sam Shimens, 2023 ONLTB 35679

Date: 2023-05-05

File Number: LTB-L-020753-22

In the matter of: 30 WHISPERING RIDGE DR GUELPH
ON N1G3Z4

Between: Khalil Khamis and Robert Turvey Landlords

And

Sam Shimens Tenant

Khalil Khamis and Robert Turvey (the 'Landlords') applied for an order to terminate the tenancy and evict Sam Shimens (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A de novo hearing of this application was conducted by videoconference on April 28, 2023.

Only the Landlord and the Landlords' representative, Fiona Douglas attended the hearing. As of 10:36 a.m. the Tenant was not present or represented at the hearing although properly served with the notice of this hearing by the Board.

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 September 30, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$2,250.00. It was due on the 1st day of each month.
5. The Tenant has paid \$2,812.50 to the Landlord since the application was filed.
6. The rent arrears owing to September 30, 2022 are \$14,600.00.

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 \$2,250.00 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.

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9. Interest on the rent deposit, in the amount of \$38.69 is owing to the Tenant for the period from April 26, 2021 to September 30, 2022.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of September 30, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlords \$12,497.31. 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.
3. If the Tenant does not pay the Landlords the full amount owing on or before May 16, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 17, 2023 at 6.00% annually on the balance outstanding.

May 5, 2023

Date Issued

Troy Rossignol

Vice Chair, 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.

*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

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**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$17,412.50
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,812.50
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$2,250.00
Less the amount of the interest on the last month's rent deposit	- \$38.69
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$12,497.31

2023 ONL/TB 35679 (CanLII)