



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

Citation: Khaliq v Agpoon, 2023 ONLTB 34348

Date: 2023-05-04

File Number: LTB-L-014618-23

In the matter of: 60 Retreat Boulevard
WOODBIDGE ON L4H0T4

Between: Nargis Abdul Khaliq Landlord

And

Baby-Geneth Llanes Tenants
Patrick-Adrian Agpoon
Paul Anthony Agpoon

Nargis Abdul Khaliq (the 'Landlord') applied for an order to terminate the tenancy and evict Baby-Geneth Llanes, Patrick-Adrian Agpoon and Paul Anthony Agpoon (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 Legal Representative Uzma Khan attended the hearing.

As of 10:49 a.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. Since the Tenants did not attend and the Landlord was prepared to proceed, the matter proceeded by way of an uncontested hearing pursuant to section 7 of the Statutory Powers Procedure Act, R.S.O. 1990.

Determinations:

1. At the hearing the Landlord's Legal Representative on oral submissions and referred to documents to support their application.
1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment 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 March 4, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent was \$4,300.00. It was due on the 25th day of each month.
5. The Tenants havenot made any payments since the application was filed.

6. The rent arrears owing to March 4, 2023 are \$10,270.96.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 4, 2023, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlord \$10,456.96. 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. 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 15, 2023, the Tenants will start to owe interest. This will be simple interest calculated from May 16, 2023 at 6.00% annually on the balance outstanding.

May 4, 2023
Date Issued

John Cashmore
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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$10,270.96
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$10,456.96