



## Order under Subsection 87(1) Residential Tenancies Act, 2006

**Citation:** Osgoode Properties v Sallustio, 2023 ONLTB 32754

**Date:** 2023-04-26

**File Number:** LTB-L-003156-23

**In the matter of:** 501, 230 BRITTANY DR  
OTTAWA ON K1K0R6

**Between:** Osgoode Properties Landlord

**And**

Alessandro Sallustio Tenant

Osgoode Properties (the 'Landlord') applied for an order requiring Alessandro Sallustio (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 28, 2023.

Only the Landlord's Representative A. Skelly attended the hearing.

As of 1:28 p.m., 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 Tenant did not pay the total rent they were required to pay for the period from August 1, 2021 to September 30, 2022.
2. The lawful rent is \$1,657.06. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The tenancy ended on September 30, 2022 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to September 30, 2022 are \$2,082.24
6. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$5.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which were returned NSF.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.



**It is ordered that:**

1. The Tenant shall pay to the Landlord \$2,308.24. This amount includes rent arrears owing up to September 30, 2022 and the cost of the application and unpaid NSF charges.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 7, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 8, 2023 at 6.00% annually on the balance outstanding.

**April 26, 2023**  
**Date Issued**

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**William Greenberg**  
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.