



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

**Citation:** WIGBOLDUS v LABRECQUE, 2023 ONLTB 30500

**Date:** 2023-04-21

**File Number:** LTB-L-059499-22

**In the matter of:** 4, 73 WELLINGTON STREET  
CAMBRIDGE ONTARIO N1R3Y6

**Between:** EKKE WIGBOLDUS Landlords  
GARY QUINTON  
TONY MONTEIRO

**And**

CRYSTAL LABRECQUE Tenant

EKKE WIGBOLDUS, GARY QUINTON, and TONY MONTEIRO (the 'Landlords') applied for an order requiring CRYSTAL LABRECQUE (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 28, 2023. All three Landlords attended the hearing; however, as of 11:14 am, 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.

### Preliminary Issue:

1. Landlord Ekke Wigboldus stated that there were three Landlords for this tenancy, and requested an amendment to the L9 application to name all three Landlords as parties to this matter. I consented to this amendment pursuant to s. 200(1) of the *Residential Tenancies Act, 2006* and the Board's Rule of Procedure 15.4.

### Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2021 to March 31, 2023.
3. The lawful rent is \$1,450.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to March 31, 2023 are \$21,850.00
6. The Landlords 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 Landlords \$22,051.00. This amount includes rent arrears owing up to March 31, 2023 and the cost of filing the application.
2. If the Tenant does not pay the Landlords the full amount owing on or before May 2, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 3, 2023 at 6.00% annually on the balance outstanding.

**April 21, 2023**

**Date Issued**

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Frank Ebner

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.