



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

**Citation:** 2748565 Ontario Inc. v Robinson, 2023 ONLTB 31669

**Date:** 2023-04-18

**File Number:** LTB-L-011434-23

**In the matter of:** 24, 33 Berkley Drive  
St Catharines ON L2M6T8

**Between:** 2748565 Ontario Inc. Landlord

**And**

Victor Robinson Tenant

2748565 Ontario Inc. (the 'Landlord') applied for an order requiring Victor Robinson (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 30, 2023.

Only the Landlord's Agent Jennifer Brace and the Landlord's Legal Representative J. Ricci attended the hearing.

As of 10:52 a.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 December 1, 2022 to January 1, 2023.
2. The lawful rent is \$1,648.54. 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 January 1, 2023 as a result of the Tenant moving out in accordance with a notice of termination. Therefore, the Tenant's obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to January 1, 2023 are \$1,704.09

6. The Landlord collected a rent deposit of \$1,629 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$52.15 is owing to the Tenant for the period from May 1, 2020 to January 1, 2023.

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**Tribunals Ontario**  
Landlord and Tenant Board

**Tribunaux décisionnels Ontario**  
Commission de la location immobilière

8. 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 \$223.94. This amount includes rent arrears owing up to January 1, 2023 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 29, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 30, 2023 at 6.00% annually on the balance outstanding.

**April 18, 2023**

**Date Issued**

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Sheena Brar

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.

