



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

**Citation:** Lafreniere v Fragosa, 2023 ONLTB 31254

**Date:** 2023-04-18

**File Number:** LTB-L-004013-22

**In the matter of:** Main Floor, 1534 Cawthra Road Mississauga  
ON L5G4L2

**Between:** Marc Joseph Lafreniere Landlord

**And**

Anthony Rull Tenants  
Emanuel Fragosa

Marc Joseph Lafreniere (the 'Landlord') applied for an order to terminate the tenancy and evict Anthony Rull and Emanuel Fragosa (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 24, 2023.

Only the Landlord attended the hearing.

As of 9:50am, 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. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Nonpayment 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 Tenant vacated the rental unit on January 13, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$1,577.00. It was due on the 1st day of each month.

5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to January 13, 2023, are \$19,598.05.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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8. The Landlord collected a rent deposit of \$1,550.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$55.33 is owing to the Tenants for the period from February 2, 2020 to January 13, 2023.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of January 13, 2023, the date the Tenant moved out of the rental unit
2. The Tenants shall pay to the Landlord \$18,178.72. 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. The rent deposit and interest the Landlord owes 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 Tenants do not pay the Landlord the full amount owing on or before April 29, 2023, the Tenants 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**

**Robert Brown**

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.

\*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.

**Schedule 1  
SUMMARY OF CALCULATIONS**

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

|  |                    |
|--|--------------------|
| Rent Owing To Move Out Date  | \$19,598.05        |
| Application Filing Fee   | \$186.00           |
| NSF Charges  | \$0.00             |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$0.00           |
| <b>Less</b> the amount the Tenant paid into the LTB since the application was filed    | - \$0.00           |
| <b>Less</b> the amount of the last month's rent deposit                                | - \$1,550.00       |
| <b>Less</b> the amount of the interest on the last month's rent deposit                | - \$55.33          |
| <b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}          | - \$0.00           |
| <b>Less</b> the amount of the credit that the Tenant is entitled to                    | - \$0.00           |
| <b>Total amount owing to the Landlord</b>  | <b>\$18,178.72</b> |

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