



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

Citation: 13622649 CANADA INC. v Laurence, 2023 ONLTB 30171

Date: 2023-04-13

File Number: LTB-L-026778-22

In the matter of: 8, 29 LAREN STREET
WAHNAPITAE ON P0M3C0

Between: 13622649 CANADA INC. Landlord

And

Charles Laurence and Sereina Prudhomme Tenants

13622649 CANADA INC. (the 'Landlord') applied for an order requiring Charles Laurence and Sereina Prudhomme (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on January 16, 2023.

The Landlord and the Tenant S Prudhomme attended the hearing.

Determinations:

1. The Tenants vacated the rental unit on July 31, 2022. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from October 1, 2021 to January 31, 2023.
3. The lawful rent is \$1,000.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on July 31, 2022 as a result of the Tenants moving out in accordance with a signed N11 agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to July 31, 2022 are \$7,400.00
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$7,586.00. This amount includes rent arrears owing up to July 31, 2022 and the cost of the application.

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2. If the Tenants do not pay the Landlord the full amount owing on or before April 24, 2023, the Tenants will start to owe interest. This will be simple interest calculated from April 25, 2023 at 6.00% annually on the balance outstanding.

April 13, 2023

Date Issued

Heather Kenny

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.

