



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

Citation: I Buy Houses Fast Inc. v Maheu, 2023 ONLTB 31075

Date: April 12, 2023

File Number: LTB-L-020115-22

In the matter of: 651 Victoria Street
Midland, ON L4R 1A8

Between: I Buy Houses Fast Inc. c/o Bill Bisson Landlord

and

Amy Maheu and Robbert Leonard Tenants

I Buy Houses Fast Inc. c/o Bill Bisson (the 'Landlord') applied in a L1 application for an order to terminate the tenancy and evict Amy Maheu and Robbert Leonard (the 'Tenants') because the Landlord claimed that the Tenants did not pay the rent that they owe.

This application was heard by videoconference on October 25, 2022 but unfortunately an order was not issued. A *de novo* (new) hearing was heard by videoconference on March 31, 2023. The Landlord's agent Bill Bisson attended on behalf of the Landlord. As of 9:40am (the hearing started at 9am) the Tenants were not present or represented at the hearing although properly served with notice of the hearing by the LTB. The Tenants did not file any request to adjourn or reschedule the hearing. The hearing continued with only the Landlord's evidence as allowed by section 7 of the *Statutory Powers Procedure Act*.

Determinations:

1. The Tenants were in possession of the rental unit when the application was filed on April 7, 2022.
2. The Landlord's agent advised that the Tenants had vacated the rental unit as of October 31, 2022. Rent arrears were calculated up to the date the Tenants vacated the unit.
3. The lawful rent was \$1,495.00 per month. It was due on the first (1st) day of each month.
4. The Tenants made no payments between when the application as filed and this hearing.
5. The rent arrears owing to October 31, 2022 are \$11,960.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There was no last month's rent deposit collected.

It is ordered that:

8. The tenancy between the Landlord and the Tenants is terminated as of October 31, 2022 , the date the Tenants gave vacant possession of the rental unit to the Landlord.

9. The Tenants shall pay to the Landlord \$12,146.00. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit, plus the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
10. If the Tenants do not pay the Landlord the full amount owing of \$12,146.00 on or before April 23, 2023 (standard 11 days from the issuance date of this order), the Tenants will start to owe interest. This will be simple interest calculated from April 24, 2023 onwards at 6.00% annually on the balance outstanding.

April 12, 2023
Date Issued

Michelle Tan
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$11,960.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Total amount owing to the Landlord	\$12,146.00

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