



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

**Citation:** Skyline Living v Skrepnek, 2023 ONLTB 30644

**Date:** 2023-04-12

**File Number:** LTB-L-009812-23

**In the matter of:** 210, 47 VILLAGE DR  
KINGSTON ON K7K6K6

**Between:** Skyline Living Landlord

**And**

Richard Skrepnek Tenant

Skyline Living (the 'Landlord') applied for an order requiring Richard Skrepnek (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 29, 2023.

Only the Landlord's agent, Zachary Woyes attended the hearing.

As of 10:40am, 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 vacated the rental unit on November 30, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from August 1, 2022 to March 31, 2023.
3. The lawful rent is \$1,801.02. 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 tenancy ended on November 30, 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.

6. The rent arrears and daily compensation owing to November 30, 2022 are \$5,119.39
7. The Landlord collected a rent deposit of \$1,918.86 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.

Order Page: 1 of 2

**File Number:** LTB-L-009812-23

8. The Landlord is entitled to \$60.00 to reimburse the Landlord for administration charges and bank fees the Landlord incurred as a result of 3 cheques given by or on behalf of the Tenant which were returned NSF.
9. 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 \$3,461.53. This amount includes rent arrears owing up to November 30, 2022 and the cost of the application and unpaid NSF charges minus the rent deposit owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 23, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 24, 2023 at 6.00% annually on the balance outstanding.

**April 12, 2023**

**Date Issued**

Nicole Huneault

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.

