



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

**Citation:** Kingston Frontenac Housing Corporation v Ramos, 2023 ONLTB 30360

**Date:** 2023-04-12

**File Number:** LTB-L-057682-22

**In the matter of:** 05, 20 CLIFF CRESCENT  
KINGSTON ONTARIO K7M1A8

**Between:** Kingston Frontenac Housing Corporation Landlord

**And**

Juanita Ramos Tenant

Kingston Frontenac Housing Corporation (the 'Landlord') applied for an order requiring Juanita Ramos (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 28, 2023. Only the Landlord's legal representative Kelly Vallier

As of 10:01am, 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 June 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 April 1, 2022 to June 30, 2022.
3. The lawful rent is \$825.79. 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 rent arrears and daily compensation owing to June 30, 2022 are \$1,652.24
6. The Landlord collected a rent deposit of \$791 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 \$12.72 is owing to the Tenant for the period from June 30, 2022.

8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

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**It is ordered that:**

1. The Tenant shall pay to the Landlord \$1,049.52. This amount includes rent arrears owing up to June 30, 2022 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 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**

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**Fabio Quattrociocchi**

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.

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