



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

Citation: Van Grootheest v Hutchinson, 2023 ONLTB 31051

Date: 2023-04-11

File Number: LTB-L-052133-22

In the matter of: Unit 8, 133 Wellington St E
Mount Forest ON N0G2L2

Between: Annette Van Grootheest and Eric Van Grootheest Landlords

And

Michael Hutchinson Tenant

Annette Van Grootheest and Eric Van Grootheest (the 'Landlords') applied for an order to terminate the tenancy and evict Michael Hutchinson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlords also claimed charges related to NSF cheques

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

Only the Landlords' representative, Tim Kell and the Landlords' witness, Jennifer Kamphuis attended the hearing.

As of 10:17 a.m., 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 Landlords served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on October 19, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$910.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to October 19, 2022 are \$9,666.06.

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7. The Landlords are entitled to \$180.00 to reimburse the Landlords for administration charges and \$225.00 for bank fees the Landlords incurred as a result of 9 cheques given by or on behalf of the Tenant which were returned NSF.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlords collected a rent deposit of \$900.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$28.44 is owing to the Tenant for the period from January 1, 2020 to October 19, 2022.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of October 19, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlords \$9,328.62. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlords owe 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 Tenant does not pay the Landlords the full amount owing on or before April 22, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 23, 2023 at 6.00% annually on the balance outstanding.

April 11, 2023
Date Issued

Natalie James
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	\$9,666.06
Application Filing Fee	\$186.00
NSF Charges	\$405.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$900.00
Less the amount of the interest on the last month's rent deposit	- \$28.44
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$9,328.62