



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

**Citation:** Shanahan v Ford, 2023 ONLTB 30610

**Date:** 2023-04-11

**File Number:** LTB-L-020394-22

**In the matter of:** LOWER UNIT, 15 FERN AVENUE  
DUNSFORD ON K0M1L0

**Between:** Donna Shanahan and Kevin Shanahan Landlords

**And**

Chuck Ford Tenant

Donna Shanahan and Kevin Shanahan (the 'Landlords') applied for an order to terminate the tenancy and evict Chuck Ford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 31, 2023.

Only the Landlord D. Shanahan and the Landlord's Legal Representative D. Wood attended the hearing.

As of 9:53 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 Landlords' evidence.

**Determinations:**

1. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Nonpayment 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 April 26, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$300.00. It was due on the 1st day of each week.
5. The Tenant has not made any payments since the application was filed.

6. The rent arrears owing to April 26, 2022 are \$5,690.14.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

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**It is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated as of April 26, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlords \$5,876.14. 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. 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**

Nicola Mulima

Vice Chair, Landlords 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**

**A. Amount the Tenant must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$5,690.14
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlords since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$0.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$0.00
<b>Less</b> the amount the Landlords owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlords</b>	<b>\$5,876.14</b>