



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

Citation: Liang v Miller, 2023 ONLTB 29191

Date: 2023-04-05

File Number: LTB-L-002046-23

In the matter of: 413, 2 Adam Sellers Street
Markham ON L6B1P2

Between: San San (Sandi) Liang

Landlord

And

Sherica Shanea Miller

Tenant

San San (Sandi) Liang (the 'Landlord') applied for an order requiring Sherica Shanea Miller (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 13, 2023.

Only the Landlord attended the hearing.

As of 1:51 pm, 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 December 4, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$1,950.00. It is due on the 25th day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The rent arrears owing to the Landlord are \$10,580.03.
5. The Landlord collected a rent deposit of \$1,950 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.
6. Interest on the rent deposit, in the amount of \$47.53 is owing to the Tenant for the period Starting May 2020 until December 4, 2022.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

Order Page: 1 of 2

File Number: LTB-L-002046-23

1. The Tenant shall pay to the Landlord \$8,783.50. This amount includes rent arrears owing up to December 4, 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 16, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 17, 2023 at 5.00% annually on the balance outstanding.

April 5, 2023

Date Issued

Emily Robb

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.

