



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

**Citation:** Starlight Canadian Residential Growth Fund v Kehewin, 2023 ONLTB 27929

**Date:** 2023-03-30

**File Number:** LTB-L-008928-23

**In the matter of:** 403, 207 Morningside Avenue  
Scarborough Ontario M1E3E3

**Between:** Starlight Canadian Residential Growth Fund Landlord

**And**

Ambie Kehewin Tenant

Starlight Canadian Residential Growth Fund (the 'Landlord') applied for an order requiring Ambie Kehewin (the 'Tenant') to pay the rent that the Tenant owes.

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

The Landlord did not attend the hearing but was represented by Ambie Kehewin.

As of 9:27 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 Tenant vacated the rental unit on October 31, 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 September 1, 2022 to October 31, 2022.
3. The lawful rent is \$2,356.94. 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 October 31, 2022 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to October 31, 2022 are \$3,089.94

7. 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 \$3, 290.94. This amount includes rent arrears owing up to October 31, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 24, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 25, 2023 at 6.00% annually on the balance outstanding.

**April 13, 2023**

**Date Issued**

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Emile Ramlochan

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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