



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

**Citation:** InterRent Holdings Manager LP v Opoku, 2023 ONLTB 27957

**Date:** 2023-03-28

**File Number:** LTB-L-040233-22

**In the matter of:** 1406, 600 JOHN ST N  
HAMILTON ON L8L4S3

**Between:** InterRent Holdings Manager LP Landlord

**And**

Nasra Mohamed Tenant

InterRent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Caitlyn Opoku and Nasra Mohamed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 14, 2023. The Landlord's Legal Representative, J. Lloyd, the previous Tenant Caitlyn Opoku and her Legal Representative, R. Wellenreiter, attended the hearing

The parties mutually agreed that Caitlyn Opoku, who vacated the rental unit on May 23, 2022, is removed as a party to the application.

**Determinations:**

1. The Landlord 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 September 30, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to September 30, 2022 are \$8,653.04.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- 7. The Landlord collected a rent deposit of \$2,120.00 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 terminated.
- 8. Interest on the rent deposit, in the amount of \$16.45 is owing to the Tenant for the period from February 7, 2022 to September 30, 2022.

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**It is ordered that:**

- 1. The tenancy between the Landlord and the Tenant is terminated as of September 30, 2022, the date the Tenant moved out of the rental unit
- 2. The Tenant shall pay to the Landlord \$6,702.59. 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. The rent deposit and interest the Landlord owes 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 Landlord the full amount owing on or before April 28, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 29, 2023 at 5.00% annually on the balance outstanding.

**March 28, 2023**

**Date Issued**

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Jitewa Edu

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.

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**Schedule 1  
SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$8,653.04
Application Filing Fee	\$186.00

<b>Less</b> the amount of the last month's rent deposit	- \$2,120.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$16.45
<b>Total amount owing to the Landlord</b>	<b>\$6,702.59</b>