



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

**Citation:** GILL v SCOTT, 2023 ONLTB 27687

**Date:** 2023-03-28 **File Number:**  
LTB-L-057144-22-RV

**In the matter of:** 90 ROSEMUND CRESCENT  
KINGSTON ONTARIO K7M6Z4

**Between:** HARDEEP KAUR GILL Landlord

**And**

KYLE RAMSAY, SHANIA SCOTT and Tenants SHAWNA TRIPP

HARDEEP KAUR GILL (the 'Landlord') applied for an order to terminate the tenancy and evict KYLE RAMSAY, SHANIA SCOTT and SHAWNA TRIPP (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-057144-22 issued on February 9, 2023. The hearing was by videoconference on February 2, 2023. No parties attended the hearing as of 12:00 p.m.

The Landlord requested a review of the order on February 17, 2023. On February 24, 2023 interim order LTB-L-057144-22-RV-IN was issued, staying the order issued on February 9, 2023.

The request to review This application was heard by videoconference on March 16, 2023.

As of 9:37 a.m., the Tenants were 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:**

Review

1. The Landlord requested a review of the order because he was not reasonable able to participate in the proceedings.
2. The Landlord's request to review is granted. The Landlord testified that he did not receive the Notice of Hearing until February 3, 2023, the day after the hearing was held. I accept the Landlord's uncontested testimony.

## Merits

3. 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

**File Number:** LTB-L-057144-22

arrears owing by the termination date in the N4 Notice or before the date the application was filed.

4. The Tenant was in possession of the rental unit on the date the application was filed.
5. The Tenant vacated the rental unit on September 13, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
6. The lawful rent is \$. It was due on the 1st day of each month.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to September 13, 2022 are \$5,141.16.
9. The Landlord incurred costs of \$259.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,500.00 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.
11. Interest on the rent deposit, in the amount of \$53.17 is owing to the Tenant for the period from August 1, 2019 to September 13, 2022.

### **It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of September 13, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$3,846.99. 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 8, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 9, 2023 at 5.00% annually on the balance outstanding.

**March 28, 2023**

**Date Issued**

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Diane Wade

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.

**File Number:** LTB-L-057144-22

**Schedule 1  
SUMMARY OF CALCULATIONS**

2023 ONL TB 27687 (CanLII)

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

Rent Owing To Move Out Date	\$5,141.16
Application Filing Fee	\$259.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord 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	- \$1,500.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$53.17
<b>Less</b> the amount the Landlord 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 Landlord</b>	<b>\$3,846.99</b>