



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

Citation: Skyline Living v Andryechen, 2023 ONLTB 27632

Date: 2023-03-24

File Number: LTB-L-011519-23

In the matter of: 312, 295 Lakeshore Drive
North Bay Ontario P1A3N8

Between: Skyline Living Landlord

And

Edward Andryechen and Sharon Tenant Andryechen

Skyline Living (the 'Landlord') applied for an order requiring Edward Andryechen and Sharon Andryechen (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 14, 2023. Only the Landlord's representative, Michelle Twiss, attended the hearing. As of 2:00 p.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:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The tenancy ended on December 31, 2022 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date
3. The Tenants did not pay the total rent they were required to pay for the period from February 1, 2022 to December 31, 2022.
4. The lawful rent is \$956.25. It is due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears and daily compensation owing to December 31, 2022 are \$2,013.42.
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 \$2,214.42. This amount includes rent arrears owing up to December 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 4, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 5, 2023 at 5.00% annually on the balance outstanding.

March 24, 2023

Date Issued

Dawn Sullivan

Vice Chair, 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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