



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

Citation: InterRent c/o CLV Group v Eldridge, 2023 ONLTB 26566  
Date: 2023-03-24 File Number: LTB-L-018579-22

In the matter of: 806, 1 SLESSOR BLVD  
GRIMSBY ON L3M3T2

Between: InterRent c/o CLV Group Landlord

And

Agim Kastrati and Tenants  
Michelle Eldridge

InterRent c/o CLV Group (the 'Landlord') applied for an order to terminate the tenancy and evict Agim Kastrati and Michelle Eldridge (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on October 12, 2022.

Only the Landlord's representative Daniel Abraham attended the hearing.

As of 9:53am 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 Landlord served the Tenants with a valid Notice to End Tenancy Early for Nonpayment of Rent (N4 Notice). The Tenants 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,658.96. It is due on the 1st day of each month.
4. The Tenants have paid \$13,174.00 to the Landlord since the application was filed.
5. The rent arrears owing to October 31, 2022 are \$97.68.
6. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 2 cheque given by or on behalf of the Tenants which were returned NSF.

File Number: LTB-L-018579-22

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The amount outstanding is \$323.68, this includes \$97.68 in rental arrears, the Landlord's application fee of \$186.00 and \$40.00 in NSF charges. As a result, the order will be limited to costs only and not eviction based on the Landlord's requested submissions.

It is ordered that:

1. The Tenants shall pay to the Landlord \$323.68 for remaining rental arrears, cost of the application and NSF fees.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 4, 2023 the Tenants 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

**John Tzanis**  
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.

