



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

Citation: Russo v Lacroix, 2023 ONLTB 26504

Date: 2023-03-23

File Number: LTB-L-041518-22

In the matter of: MAIN FLOOR, 1055 HAMILTON ROAD
LONDON ON N5W 1A7

Between: Peter J Russo Landlord

And

Brandy Lacroix Tenant

Peter J Russo (the 'Landlord') applied for an order requiring Brandy Lacroix (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 27, 2023.

Only the Landlord Peter J Russo attended the hearing.

As of 2:07p.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 11, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to October 11, 2022.
3. The Tenant did not pay the total rent they were required to pay for the period from July 1, 2022 to October 11, 2022.
4. The lawful rent is \$1,750.00. It is due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The tenancy ended on October 11, 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.

7. The Landlord waived any daily compensation owing from October 1, 2022 to October 11, 2022, therefore the total rent arrears and daily compensation owing to October 11, 2022 are \$5,250.00.

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8. There is no rent being held on deposit.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,436.00. This amount includes rent arrears owing up to October 11, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 3, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 4, 2023 at 5.00% annually on the balance outstanding.

March 23, 2023

Date Issued

Greg Witt

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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