



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

Citation: Greater Sudbury Housing Corporation v Morin, 2023 ONLTB 23786

Date: 2023-03-10

File Number: LTB-L-040760-22

In the matter of: 107, 744 BRUCE AVE
SUDBURY ON P3C5H5

Between: Greater Sudbury Housing Corporation Landlord

And

Justin Morin Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Morin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 27, 2023. Only the Landlord's Agent, M. Chicoine, attended the hearing. As of 9:51 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB.

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 December 31, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The Tenant has paid \$1,644.00 to the Landlord since the application was filed.
5. The rent arrears owing to December 31, 2022 are \$7,027.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$7,213.00. 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. See Schedule 1 for the calculation of the amount owing.

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3. If the Tenant does not pay the Landlord the full amount owing on or before April 21, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 22, 2023 at 5.00% annually on the balance outstanding.

March 10, 2023

Date Issued

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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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$8,671.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,644.00
Total amount owing to the Landlord	\$7,213.00