



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

**Citation:** Appakuddy v Ronto, 2023 ONLTB 20690

**Date:** 2023-03-10

**File Number:** LTB-L-034029-22

**In the matter of:** BASEMENT, 17 SANCREST DR SCARBOROUGH  
ON M1P4A6

**Between:** Kiruba Appakuddy Landlord

**And**

Erika Farkas and Erno Ronto Tenants

Kiruba Appakuddy (the 'Landlord') applied for an order to terminate the tenancy and evict Erika Farkas and Erno Ronto (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 31, 2023.

Only the Landlord's Legal Representative Thirusenthuran Sivapatham attended the hearing.

As of 2:18 p.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 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on July 17, 2022. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$1,750.00. It was 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 owing to July 17, 2022 are \$4,478.01.
- 7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 8. There is no last month's rent deposit.

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**It is ordered that:**

- 1. The tenancy between the Landlord and the Tenants is terminated as of July 17, 2022, the date the Tenants moved out of the rental unit
- 2. The Tenants shall pay to the Landlord \$4,664.01. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
- 3. If the Tenants do not pay the Landlord the full amount owing on or before March 21, 2023, the Tenants will start to owe interest. This will be simple interest calculated from March 22, 2023 at 5.00% annually on the balance outstanding.

**March 10, 2023**  
**Date Issued**

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 Margo den Haan  
 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.

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**Schedule 1**  
**SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$4,478.01
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Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$4,664.01</b>