



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

Citation: Bhoot v Sidhu, 2023 ONLTB 24147

Date: 2023-03-08

File Number: LTB-L-042006-22

In the matter of: UPPER LEVEL, 7455 SIGSBEE DR MISSISSAUGA
ON L4T3S5

Between: Bikkar Bhoot Landlords
Navdeep Bhoot
Ramanjit Bhoot

And

Jagdeep Singh Sidhu Tenants
Sumanpreet Kaur

Bikkar Bhoot, Navdeep Bhoot and Ramanjit Bhoot (the 'Landlord') applied for an order to terminate the tenancy and evict Jagdeep Singh Sidhu and Sumanpreet Kaur (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 27, 2023. The Landlord, Navdeep Bhoot, and the Landlords' Legal Representative, R. Gavisetty, attended the hearing. As of 1:47p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB.

The Landlords also sent the Notice of Hearing to the Tenants via email.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment 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 October 2, 2022. Rent arrears are calculated up to September 30, 2022, as requested by the Landlords.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to September 30, 2022, inclusive of the costs of \$186.00 for filing the application are \$9,786.00.

6. The Landlords incurred and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

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It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of October 2, 2022, the date the Tenant moved out of the rental unit
2. The Tenants shall pay to the Landlords \$9,786.00. This amount includes rent arrears owing up to September 30, 2022, 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 Landlords the full amount owing on or before April 8, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 9, 2023 at 5.00% annually on the balance outstanding.

March 8, 2023
Date Issued

Jitewa Edu
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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$9,600.00
Application Filing Fee	\$186.00
Total amount owing to the Landlords	\$9,786.00