



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

Citation: STARLIGHT CANADIAN RESIDENTIAL GROWTH FUND v Thakkar, 2023 ONLTB 20625

Date: 2023-02-17

File Number: LTB-L-036262-22

In the matter of: 1209, 84 RUNNYMEDE RD KINGSTON
ON K7M2A2

Between: STARLIGHT CANADIAN RESIDENTIAL GROWTH FUND Landlord

And

Hiral Thakkar Tenant

STARLIGHT CANADIAN RESIDENTIAL GROWTH FUND (the 'Landlord') applied for an order to terminate the tenancy and evict Hiral Thakkar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques

This application was heard by videoconference on February 2, 2023.

Only the Landlord's Legal Representative attended the hearing.

As of 2:16 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 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 August 31, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.

4. The lawful rent is \$1,628.30. It was due on the first day of each month.
5. The Tenant has paid \$1,628.30 to the Landlord since the application was filed.
6. The rent arrears owing to August 31, 2022 are \$4,909.90.

File Number: LTB-L-036262-22

1. The Landlord claimed \$40.00 to reimburse the Landlord for administration charges and for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF. The Board determined that these were electronic funds transfers and not cheques, and as such could not grant the request for these fees.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,609.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of August 31, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$3,586.90. 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 and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2023 at 5.00% annually on the balance outstanding.

February 17, 2023

Date Issued

Robert Patchett

Vice Chair, 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.

*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

File Number: LTB-L-036262-22

**Schedule 1
SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$6,538.20
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,628.30
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$1,609.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$3,586.90

2023 ONL TB 20625 (CanLI)