



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

**Citation:** SIREG MANAGMENT INC. v Millar, 2023 ONLTB 16759

**Date:** 2023-01-24

**File Number:** LTB-L-030434-22

**In the matter of:** 414, 754 KIPPS LANE  
LONDON ON N5Y4V3

**Between:** SIREG MANAGMENT INC. Landlord

**And**

John Allan Milar Tenants  
Tanya Millar

2023 ONLTB 16759 (CanLII)

SIREG MANAGMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict John Allan Milar and Tanya Millar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2023. The Landlord's Agent, L. Sansal, attended the hearing. As of 10:40 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Landlord 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 November 8, 2022. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent was \$841.05.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to November 8, 2022 are \$7,137.08.
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 \$841.05 from the Tenants 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 Tenants is terminated as of November 8, 2022, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlord \$6,482.03. 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. 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 Tenants do not pay the Landlord the full amount owing on or before February 24, 2023, the Tenants will start to owe interest. This will be simple interest calculated from February 25, 2023 at 5.00% annually on the balance outstanding.

**January 24, 2023**  
**Date Issued**

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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 Tenant must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$7,137.08
Application Filing Fee	\$186.00
<b>Less</b> the amount of the last month's rent deposit	- \$841.05
<b>Total amount owing to the Landlord</b>	<b>\$6,482.03</b>