



Order under Subsection 87(1) Residential Tenancies Act, 2006

Citation: Tran v Geggie, 2023 ONLTB 15807

Date: 2023-01-23

File Number: LTB-L-025301-22

In the matter of: UNIT 1, 108 WOODLAWN RD E GUELPH
ON N1E1B7

Between: Khoitran Trong Tran and Suot Thi Nguyen Landlord

And

Dion J. Piotto and Melissa Anne Geggie Tenant

Khoitran Trong Tran and Suot Thi Nguyen (the 'Landlord') applied for an order requiring Dion J. Piotto and Melissa Anne Geggie (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2023.

Only the Landlord's representative, Kira Houchen attended the hearing.

As of 11: 09 a.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 Tenant vacated the rental unit on August 17, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay.
3. The lawful rent is \$2,200.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on August 17, 2022 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.

6. The rent arrears and daily compensation owing to August 17, 2022 are \$10,514.79.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

It is ordered that:

1. The Tenant shall pay to the Landlord \$10,700.79. This amount includes rent arrears owing up to August 17, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 3, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 4, 2023 at 5.00% annually on the balance outstanding.

January 23, 2023

Date Issued

Camille Clyne

Member, Landlord and Tenant Board

15 Grosvenor Street, 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.

