



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

Citation: 510 Dawes Apartments Inc. v Suarez, 2023 ONLTB 15696

Date: 2023-01-18

File Number: LTB-L-024115-22

In the matter of: 316, 510 DAWES RD
EAST YORK ON M4B2G4

Between: 510 Dawes Apartments Inc. Landlord

And

Victor Sanchez and Yesenia Suarez Tenants

2023 ONLTB 15696 (CanLII)

510 Dawes Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Victor Sanchez and Yesenia Suarez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 4, 2023.

Only the Landlord's legal representative, Natasha Mizzi attended the hearing.

As of 11:27 a.m. the Tenant was not present or represented at the hearing.

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 July 31, 2022. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$1,210.00. It was due on the 1st day of each month.
5. The Tenants paid \$210.00 to the Landlord since the application was filed.
6. The rent arrears owing to July 31, 2022 are \$4,235.00.
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 \$1,210.00 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.
9. Interest on the rent deposit, in the amount of \$14.52 is owing to the Tenants for the period from August 1, 2021 to July 31, 2022.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of July 31, 2022, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlord \$3,196.48. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. 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 January 29, 2023, the Tenants will start to owe interest. This will be simple interest calculated from January 30, 2023 at 5.00% annually on the balance outstanding.

January 18, 2023
Date Issued

Debbie Mosaheb
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	\$4,445.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$210.00
Less the amount of the last month's rent deposit	- \$1,210.00
Less the amount of the interest on the last month's rent deposit	- \$14.52
Total amount owing to the Landlord	\$3,196.48