



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

Citation: RPMS Property Management Services Inc v Lopez, 2023 ONLTB 15197

Date: 2023-01-12

File Number: LTB-L-025458-22

In the matter of: 906, 33 DAVISVILLE AVE
TORONTO ON M4S2Y9

Between: RPMS Property Management Services Inc Landlord

And

Kevin Eduardo and Miranda Lopez Tenants

RPMS Property Management Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Eduardo and Miranda Lopez (the 'Tenants') 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 January 5, 2023.

The Landlord was represented at the hearing by Maria Bloch. 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 September 6, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$1,730.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to September 6, 2022 are \$8,991.28.
7. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$10.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,730.00 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.
10. Interest on the rent deposit, in the amount of \$21.22 is owing to the Tenant for the period from August 30, 2021 to September 6, 2022.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of September 6, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$7,476.06. 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 January 23, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 24, 2023 at 5.00% annually on the balance outstanding.

January 12, 2023

Date Issued

Bryan Delorenzi
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	\$8,991.28
Application Filing Fee	\$186.00
NSF Charges	\$50.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	- \$1,730.00
Less the amount of the interest on the last month's rent deposit	- \$21.22
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	\$7,476.06

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