



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

Citation: Hothi v Bradley, 2023 ONLTB 14791

Date: 2023-01-11

File Number: LTB-L-024737-22

In the matter of: Upper Portion, 9705 CREDITVIEW RD
BRAMPTON ON L6X0N5

Between: Maninder Kaur Hothi and Landlords
Tirat Singh Hothi

And

Lisa Yvonne Moriarty and Tenants
Robert Stewart Bradley

Maninder Kaur Hothi and Tirat Singh Hothi (the 'Landlords') applied for an order to terminate the tenancy and evict Lisa Yvonne Moriarty and Robert Stewart Bradley (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 Landlords' Legal Representative J. Unny attended the hearing.

As of 1:41 p.m., the Tenants were 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 Landlords 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 30, 2022. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,950.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to November 30, 2022 are \$26,550.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of November 30, 2022, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlords \$26,736.00. 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. See Schedule 1 for the calculation of the amount owing.
3. \If the Tenants do not pay the Landlords the full amount owing on or before January 22, 2023, the Tenants will start to owe interest. This will be simple interest calculated from January 23, 2023 at 5.00% annually on the balance outstanding.

January 11, 2023

Date Issued

Sheena Brar

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	\$26,550.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlords owe the Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants are entitled to	- \$0.00
Total amount owing to the Landlords	\$26,736.00

2023 ONLTB 14791 (CanLII)