



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

Citation: Greenboard Holdings LTD v Odede, 2023 ONLTB 14490

Date: 2023-01-11

File Number: LTB-L-025225-22

In the matter of: 2006, 170 CHALKFARM DR
TORONTO ON M3L2H9

Between: Greenboard Holdings LTD Landlord

And

Bazwell Imosili Tenants
Oluwadamilare David Odede

Greenboard Holdings LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Bazwell Imosili and Oluwadamilare David Odede (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2023. The Landlord's representative, Maria Bloch, and the Tenant, Oluwadamilare David Odede, attended the hearing on behalf of both Tenants.

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 May 31, 2022. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$1,644.50. 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 May 31, 2022 are \$2,289.00.
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 \$1,644.50 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.
9. Interest on the rent deposit, in the amount of \$8.16 is owing to the Tenant for the period from January 1, 2022 to May 31, 2022.

10. The Landlord and the Tenant agreed that the interest on the outstanding amount would only start to accrue as of April 1, 2023.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 31, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$822.34. 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 Tenant does not pay the Landlord the full amount owing on or before March 31, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2023 at 5.00% annually on the balance outstanding.

January 11, 2023
Date Issued

Terri van Huisstede
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.

*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$2,289.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
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	- \$1,644.50
Less the amount of the interest on the last month's rent deposit	- \$8.16
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	\$822.34

2023 ONL TB 14490 (CanLII)