



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

**Citation:** St-Jean v Hele, 2022 ONLTB 13830

**Date:** 2022-12-06

**File Number:** LTB-L-068494-22

**In the matter of:** 3993 Highway 620  
Apsley ON K0L1A0

**Between:** Pierre St-Jean, Treena St-Jean Landlord

**And**

Robert Hele, Valerie Beauregard Tenants

Pierre St-Jean, Treena St-Jean (the 'Landlord') applied for an order requiring Robert Hele, Valerie Beauregard (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on December 5, 2022.

Only the Landlord, and the Landlord's Legal Representative, Ms. Dawn Carr, attended the hearing.

As of 1:19 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 Tenants vacated the rental unit on October 8, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from December 1, 2020 to October 8, 2021.
3. The lawful rent is \$1,650.00. It is due on the 1<sup>st</sup> day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on October 8, 2021, 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 October 8, 2021.
6. The rent arrears and daily compensation owing to October 8, 2021, are \$16,925.81
7. The Landlord collected a rent deposit of \$1650.00 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.

8. Interest on the rent deposit, in the amount of \$71.86 is owing to the Tenant for the period from October 21, 2018 to October 8, 2021.
9. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$10.00 for one cheque given by or on behalf of the Tenant which were returned NSF.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$15,419.95. This amount includes rent arrears owing up to and the cost of the application, and unpaid NSF charges minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before December 17, 2022, the Tenant will start to owe interest. This will be simple interest calculated from December 18, 2022 at 4.00% annually on the balance outstanding.

**December 6, 2022**  
**Date Issued**

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**Steven Mastoras**  
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.

