



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

**Citation:** Gagne v Parent, 2022 ONLTB 13713

**Date:** 2022-12-06

**File Number:** LTB-L-022834-22

**In the matter of:** 448 LAKESHORE RD NORTH  
NEW LISKEARD ON P0J1P0

**Between:** William Gagne Landlord

**And**

Justin Parent Tenant

William Gagne (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Parent (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 9, 2022.

The Landlord and the Tenant attended the hearing

**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 June 1, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,200.00. 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 June 1, 2022 are \$18,164.45.
7. The Landlord 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 Landlord and the Tenant is terminated as of June 1, 2022, the date the Tenant moved out of the rental unit

- 2. The Tenant shall pay to the Landlord \$18,350.45. 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. 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 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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 Nicole Huneault  
 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	\$18,558.95
Application Filing Fee	\$186.00
<b>Total amount owing to the Landlord</b>	<b>\$18,744.95</b>

2022 ONLTB 13713 (CanLI)