



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

Citation: 12557649 Canada Inc. v Dubois, 2022 ONLTB 12951

Date: 2022-11-25

File Number: LTB-L-023340-22

In the matter of: 2, 58 BLOOR ST
SUDBURY ON P3C2K6

Between: 12557649 Canada Inc. Landlord

And

Sean Dubois Tenant

12557649 Canada Inc. (the 'Landlord') applied for an order requiring Sean Dubois (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on November 10, 2022, at 9:00 A.M.

Only the Landlord's Legal Representative, Mr. Joseph Hajek, attended the hearing.

As of 11:03 A.M., 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 Tenant vacated the rental unit on October 29, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2022 to October 29, 2022.
3. The lawful rent is \$950.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on October 29, 2022, 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 that date.
6. The rent arrears and daily compensation owing to October 29, 2022 are \$9,437.53.
7. There is no last month's rent deposit.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

2022 ONLTB 12951 (CanLI)

It is ordered that:

1. The Tenant shall pay to the Landlord \$9,623.00. This amount includes rent arrears owing up to October 29, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before December 6, 2022, the Tenant will start to owe interest. This will be simple interest calculated from December 7, 2022 at 4.00% annually on the balance outstanding.

November 25, 2022

Date Issued

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.