



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

Citation: He v Dehmer, 2022 ONLTB 12939

Date: 2022-11-22

File Number: LTB-L-023533-22

In the matter of: 20 Village Gate Drive
Wasaga Beach ON L9Z0J7

Between: Pei ling He, Zhi Jian Ye Landlords

And

Morgan Fletcher, Wesley Dehmer Tenant

Pei ling He, Zhi Jian Ye (the 'Landlords') applied for an order requiring Morgan Fletcher, Wesley Dehmer (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on November 10, 2022, at 1:00 P.M.

Only the Landlords attended the hearing.

As of 1:45 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 Landlords' evidence.

Determinations:

1. The Tenants vacated the rental unit on May 14, 2022. 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 March 1, 2022 to May 14, 2022.
3. The lawful rent is \$2,000.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on May 14, 2022, as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to May 14, 2022 are \$4000.00.
7. The Landlord collected a rent deposit of \$2,000 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 is terminated.
8. Interest on the rent deposit, in the amount of \$8.81 is owing to the Tenant for the period from .

9. 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 \$2177.19. This amount includes rent arrears owing up to May 14, 2022 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before December 3, 2022, the Tenant will start to owe interest. This will be simple interest calculated from December 4, 2022 at 4.00% annually on the balance outstanding.

November 22, 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.