



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

Citation: MT. LAKEVIEW NON PROFIT C/O BAYSHORE v Rowlands, 2022 ONLTB 12874

Date: 2022-11-22

File Number: LTB-L-023334-22

In the matter of: 202, 860 HARTMAN DR
MIDLAND ON L4R5C8

Between: MT. LAKEVIEW NON PROFIT C/O Landlord
BAYSHORE

And

Christopher Rowlands, Kathryn Potts, Tenants
Lincoln Rowlands, Melody Rowlands, Ryan
Potts

MT. LAKEVIEW NON PROFIT C/O BAYSHORE (the 'Landlord') applied for an order requiring Christopher Rowlands, Kathryn Potts, Lincoln Rowlands, Melody Rowlands, Ryan Potts (the 'Tenants') to pay the rent that the Tenants owe.

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

Only the Landlord attended the hearing.

As of 10:15 A.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 September 16, 2022. The Tenant was 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 August 1, 2021 to September 16, 2022.
3. The lawful rent is \$842.00. 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 September 16, 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 Landlord collected a rent deposit of \$234.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

7. Interest on the rent deposit, in the amount of \$8.30 is owing to the Tenants for the from September 12, 2019 to September 16, 2022.
8. The rent arrears and daily compensation owing to September 16, 2022 are \$7,165.48.
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 Tenants shall pay to the Landlord \$7,109.18. This amount includes rent arrears owing up to September 16, 2022 and the cost of the application, minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before December 3, 2022, the Tenants 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.