



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

**Citation:** Corpenoa v Kayla, 2022 ONLTB 12871

**Date:** 2022-11-22

**File Number:** LTB-L-023253-22

**In the matter of:** 6269 THORNBERRY CRES  
WINDSOR ON N8T3A3

**Between:** Andy Corpenoa Landlord

**And**

Laforest Kayla Tenant

Andy Corpenoa (the 'Landlord') applied for an order requiring Laforest Kayla (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. John Andersen, attended the hearing.

As of 9:30 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 April 18, 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 March 1, 2021 to April 18, 2022.
3. The lawful rent is \$1,200.00. 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 April 18, 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 April 18, 2022, are \$3887.15.
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.

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**It is ordered that:**

1. The Tenant shall pay to the Landlord \$4,073.15. This amount includes rent arrears owing up to April 18, 2022, and the cost of the application.
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**

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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.