



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

**Citation:** Granston v Francis, 2022 ONLTB 12863

**Date:** 2022-11-21

**File Number:** LTB-L-023481-22

**In the matter of:** 18 LARKIN LANE  
BOWMANVILLE ON L1C2W3

**Between:** Jessett Granston Landlord

**And**

Noel Francis Tenant

Jessett Granston (the 'Landlord') applied for an order requiring Noel Francis (the 'Tenant') to pay the rent that the Tenant owes.

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

The Landlord and the Tenant attended the hearing.

The Tenant spoke with Duty Counsel prior to the hearing.

**Determinations:**

1. The Tenant vacated the rental unit on October 15, 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 April 1, 2022 to October 15, 2022.
3. The lawful rent is \$2,400.00. It is due on the 1st day of each month.
4. The Tenant has paid \$2,400.00 to the Landlord after the application was filed.
5. It was uncontested at the hearing that the tenancy ended on October 15, 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. It was also uncontested the rent arrears and daily compensation owing to October 15, 2022 are \$13,137.60
7. 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 \$13,323.60. This amount includes rent arrears owing up to October 15, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before December 2, 2022, the Tenant will start to owe interest. This will be simple interest calculated from December 3, 2022 at 4.00% annually on the balance outstanding.

**November 21, 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.