



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: GREENROCK INVESTMENTS LTD. v Gorman, 2022 ONLTB 12574

Date: 2022-11-21

File Number: LTB-L-017231-22

In the matter of: 1210, 55 MAITLAND ST
TORONTO ON M4Y1C9

Between: GREENROCK INVESTMENTS LTD. Landlord

And

Mary Fisher, Robert Gorman Tenant

GREENROCK INVESTMENTS LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Mary Fisher, Robert Gorman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques

This application was heard by videoconference on October 11, 2022.

Only the Landlord's representative J. Paine attended the hearing.

As of 9:47am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on June 30, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,191.86. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to June 30, 2022 are \$36,355.83.
7. The Landlord is entitled to \$15.00 to reimburse the Landlord for administration charges and \$5.00 for bank fees the Landlord incurred as a result of 1 cheques given by or on behalf of the Tenant which were returned NSF.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,071.45 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 terminated.
10. Interest on the rent deposit, in the amount of \$24.86 is owing to the Tenant for the period from July 1, 2020 to June 30, 2022.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of June 30, 2022, the date the Tenant moved out of the rental unit
2. The Tenants shall pay to the Landlord \$34,465.52. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before December 2, 2022, the Tenants 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

Peter Nicholson
Member, Landlord and Tenant Board

15 Grosvenor St, 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.

*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$36,355.83
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$2,071.45
Less the amount of the interest on the last month's rent deposit	- \$24.86
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$34,465.52