



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

Citation: DREWLO HOLDINGS INC. v LI, 2022 ONLTB 12553

Date: 2022-11-21

File Number: LTB-L-054232-22

In the matter of: 910, 80 CAPULET LANE
LONDON ON N6H0B4

Between: DREWLO HOLDINGS INC. Landlord

And

JIAXIN (FELICIA) LI, QI (EZRA) LIU Tenants

DREWLO HOLDINGS INC. (the 'Landlord') applied for an order requiring JIAXIN (FELICIA) LI and QI (EZRA) LIU (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on October 26, 2022.

Only the Landlord's Representative Christina Philip attended the hearing.

As of 1:40p.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 May 31, 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 April 1, 2022.
3. The lawful rent is \$1,757. It is due on the 1st day of each month.
4. The Landlord's representative was not aware of the circumstances surrounding the Tenants vacating the rental unit. As such I will not do an analysis under section 88 of the *Residential Tenancies Act* and will only award arrears up to the day the Tenant vacated.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2022 are \$1,757.00. This is because the Tenants did not pay rent in April or May 2022. However, the Landlord has applied the last month's rent deposit to May 2022. As such, the Landlord is only seeking arrears of rent for April 2022.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,958.00. This amount includes rent arrears owing up to May 31, 2022 and the cost of the application.
2. If the Tenants do 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

Amanda Kovats

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.