



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

**Citation:** DREWLO HOLDINGS INC. v ERTL, 2022 ONLTB 12557

**Date:** 2022-11-18

**File Number:** LTB-L-055190-22

**In the matter of:** 914, 560 QUEEN STREET SOUTH  
KITCHENER ON N2G0A1

**Between:** DREWLO HOLDINGS INC. Landlord

**And**

JASON ERTL Tenant

DREWLO HOLDINGS INC. (the 'Landlord') applied for an order requiring JASON ERTL (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

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

As of 1:43p.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 July 31, 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 June 1, 2022 to July 31, 2022.
3. The lawful rent is \$1,502. It is due on the first day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The Landlord is only seeking arrears until July 31, 2022 the day the Tenant vacated.
6. The rent arrears and daily compensation owing to July 31, 2022 are \$3,004.00
7. The Landlord is entitled to \$20.00 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 \$201.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit from the Tenant in the amount of \$1,502.00 on October 28, 2021. Interest on that rent deposit is owing to the Tenant in the amount of \$10.47 for the period from October 28, 2021 to July 31, 2022.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$1,717.53. This amount includes rent arrears owing up to July 31, 2022 and the cost of the application and unpaid NSF charges. The rent deposit and interest that the Landlord owes the Tenant on the rent deposit have been subtracted.
2. If the Tenant does not pay the Landlord the full amount owing on or before November 29, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 30, 2022 at 4.00% annually on the balance outstanding.

**November 18, 2022**  
**Date Issued**

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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.