



Order under Section 69 Residential Tenancies Act, 2006

Citation: Schebesch v Laverdure, 2022 ONLTB 12255

Date: 2022-11-17

File Number: LTB-L-022099-22

In the matter of: 2, 805 GORE ST W
THUNDER BAY ON P7E3S7

Between:	Dan Schebesch	Landlord
	and	
	Lisa Laverdure	Tenant

Dan Schebesch (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Laverdure (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 7, 2022.

The Landlord did not attend the hearing but was represented by Robert Tindall.

As of 1:21 p.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 Landlord failed to give the Tenant a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Landlord decided to pursue an arrears only order.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2021 to November 30, 2022.
4. The lawful rent is \$1,100.00. It is due on the 1st day of each month.
5. The Tenant has paid \$3,600.00 to the Landlord after the application was filed.
6. The rent arrears owing to November 30, 2022 are \$7,650.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$7,836.00. This amount includes rent arrears owing up to November 30, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before November 28, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 29, 2022 at 4.00% annually on the balance outstanding.

November 17, 2022

Date Issued

Emile Ramlochan

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.