



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

**Citation:** 2461336 Ontario Inc. v Anderson, 2022 ONLTB 10545

**Date:** 2022-11-09

**File Number:** LTB-L-020726-22

**In the matter of:** 2901, 88 Harbour Street  
Toronto ON M5J0C3

**Between:** 2461336 Ontario Inc. Landlord

**And**

Sean Anderson Tenant

2461336 Ontario Inc. (the 'Landlord') applied for an order requiring Sean Anderson (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord's Agent Donald Tam attended the hearing.

As of 10:54 a.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. Since the Tenant did not attend and the Landlord was prepared to proceed, the matter proceeded by way of an uncontested hearing pursuant to section 7 of the *Statutory Powers Procedure Act*, R.S.O. 1990.

**Determinations:**

1. At the hearing the Landlord's Agent relied on oral submissions and referred to documents to support their application.
2. Based on the uncontested evidence of the Landlord's Agent, I find the Tenant vacated the rental unit on May 23, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant did not pay the total rent they were required to pay for the period from February 24, 2022 to April 23, 2022.
4. The lawful rent was \$1,850.00. It was due on the 24th day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 23, 2022 are \$3,700.00.
7. The Landlord collected a rent deposit of \$1,850.00 from the Tenant and the Landlord applied it to the last rental period of the tenancy which was April 24, 2022 until May 23, 2022.

8. Interest on the rent deposit, in the amount of \$6.93 is owing to the Tenant for the period from May 26, 2021 until April 24, 2022.
9. 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 tenancy is terminated effective May 23, 2022.
2. The Tenant shall pay to the Landlord \$3,879.07\*. This amount includes rent arrears owing up to April 23, 2022 and the cost of the application minus the interest owing on the rent deposit.
3. If the Tenant does not pay the Landlord the full amount owing on or before November 20, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 21, 2022 at 4.00% annually on the balance outstanding.

**November 9, 2022**  
**Date Issued**

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John Cashmore  
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.

\* Please see attached Schedule A.

**Schedule 1  
SUMMARY OF CALCULATIONS**

File Number: LTB-L-020726-22

2022 ONL TB 10545 (CanLII)

**A. Amount the Tenant must pay:**

Reasons for amount owing	Period	Amount
Arrears:	February 24, 2022 until April, 23, 2022	\$3,700.00
Less interest owing by the Landlord:		-\$6.93
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$3,693.07</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord:</b>		<b>\$3,879.07</b>