



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

Citation: Panchacharam v Harven, 2022 ONLTB 10712

Date: 2022-11-07

File Number: LTB-L-013032-22

In the matter of: , 25 COURTON DR
Scarborough ON M1R1K7

Between: Sabapathipillai Shanmuganantham, Vennila Landlords
Panchacharam

And

Denisa Horvathova	Tenant
Michal Harven	Tenant
Michal Harven	Tenant
Ranata Horvathova	Tenant
Robert Slepck	Tenant
Veronica Slepckova	Tenant

Sabapathipillai Shanmuganantham and Vennila Panchacharam (the 'Landlord') applied for an order to terminate the tenancy and evict Denisa Horvathova, Michal Harven, Michal Harven, Ranata Horvathova, Robert Slepck, Veronica Slepckova (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on September 13, 2022.

The Landlord, and the Landlord's legal representative, Saambavy Shanmuganantham, attended the hearing.

As of 10:13a am, 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 Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on May 5, 2022. Rent arrears are calculated up to the date the Tenants vacated the unit

2022 ONLTB 10712 (CanLI)

4. The lawful rent is \$2,380.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to May 5, 2022 are \$7,911.25.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of May 5, 2022, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlord \$8,097.25. 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. 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 November 18, 2022, the Tenants will start to owe interest. This will be simple interest calculated from November 19, 2022 at 4.00% annually on the balance outstanding.

November 7, 2022
Date Issued

Greg Brocanier
Member, Landlord and Tenants 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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$7,911.25
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants is entitled to	- \$0.00
Total amount owing to the Landlord	\$8,097.25