



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

**Citation:** 530645 Ontario Limited v Leblond, 2022 ONLTB 10924

**Date:** 2022-11-04

**File Number:** LTB-L-017630-22

**In the matter of:** 107-755 Roger Street  
Sarnia, ON N7S 2S8

**Between:** 530645 Ontario Limited Landlord

**And**

George Brousseau Tenants  
Tracy Leblond

530645 Ontario Limited (the 'Landlord') applied for an order requiring George Brousseau and Tracy Leblond (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on October 11, 2022.

Only the Landlord's Legal Representative Sabrina Sciulli and the Landlord's agent Donna Smithson attended the hearing.

As of 9:53 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. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the total rent they were required to pay for the period from February 1, 2022 to October 31, 2022.
3. The lawful rent is \$1,161.60. It is due on the 1st day of each month.
4. The Tenants have paid \$9,509.70 to the Landlord after the application was filed.
5. The rent arrears owing to October 31, 2022 are \$-79.50.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

7. The Tenants shall pay to the Landlord \$106.50. This amount includes the rent arrears the Tenants owe up to October 31, 2022 and the cost of the application.

8. If the Tenants do not pay the Landlord the full amount owing on or before November 15, 2022, the Tenants will start to owe interest. This will be simple interest calculated from November 16, 2022 at 4.00% annually on the balance outstanding.

**November 4, 2022**  
**Date Issued**

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Jagger Benham  
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.