



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

Citation: Homestead Land Holdings Limited v Anderson, 2022 ONLTB 10915

Date: 2022-11-04

File Number: LTB-L-017550-22

In the matter of: 611-263 Pharmacy Avenue
Scarborough, ON M1L 3E8

Between: Homestead Land Holdings Limited Landlord

And

Justin Anderson Tenants
Sharmiya Basheer

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Anderson and Sharmiya Basheer (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord's Legal Representative Tanya Rose attended the hearing.

As of 9:41 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 July 26, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$936.28. 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 July 26, 2022 are \$8,389.48.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$926.93 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

It is ordered that:

9. The tenancy between the Landlord and the Tenants is terminated as of July 26, 2022, the date the Tenants moved out of the rental unit
10. The Tenants shall pay to the Landlord \$7,648.55. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
11. 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

Jagger Benham

Member, Landlord and Tenant 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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$8,389.48
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$926.93
Total amount owing to the Landlord	\$7,648.55