



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

Citation: DD Acquisitions v Anonuevo, 2022 ONLTB 10887

Date: 2022-11-04

File Number: LTB-L-013180-22

In the matter of: 0205, 286 FINCH AVE W
TORONTO ON M2R 1N1

Between: DD Acquisitions Landlord

And

Charlene Macadangdang Tenants
Rienna Anonuevo

DD Acquisitions (the 'Landlord') applied for an order requiring Charlene Macadangdang and Rienna Anonuevo (the 'Tenants') to pay the rent that the Tenants owe.

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

Only the Landlord's representative Sharon Harris, licensed paralegal attended the hearing.

As of 10:58 a.m., 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 Tenants vacated the rental unit on March 31, 2022. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to March 31, 2022.
3. The Tenants did not pay the total rent they were required to pay for the period from February 1, 2022 to March 31, 2022.
4. The lawful rent is \$1,999.00. It is due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The tenancy ended on March 31, 2022 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to March 31, 2022 are \$3,998.00.
8. The Landlord collected a rent deposit of \$1,990.00 from the Tenants and this deposit is still being held by the Landlord.

9. There is no interest owing on the deposit as it was returned to the Tenants.
10. 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 Tenants shall pay to the Landlord \$4,184.00. This amount includes rent arrears owing up to and the cost of the application.
2. 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

Greg Witt

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.