



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

**Citation:** Adams v Budnick, 2022 ONLTB 10893

**Date:** 2022-11-02

**File Number:** LTB-L-025707-22

**In the matter of:** 2, 35 Lefebvre Street  
Chelmsford Ontario P0M1L0

**Between:** Carole Adams Landlord  
  
**and**  
  
Steve Budnick Tenant

Carole Adams (the 'Landlord') applied for an order requiring Steve Budnick (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on October 24, 2022.

The Landlord attended the hearing and was represented by Raquel Quenneville.

As of 10:56 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. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. The Tenant vacated the rental unit on July 3, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from November 1, 2021 to July 3, 2022.
3. The lawful rent is \$700.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on July 3, 2022, as a result of the Tenant 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.
6. The rent arrears and daily compensation owing to July 3, 2022 are \$4,900.00.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$5,170.03. This amount includes rent arrears owing up to July 3, 2022 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before November 13, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 14, 2022 at 4.00% annually on the balance outstanding.

**November 2, 2022**

**Date Issued**

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Emile Ramlochan

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.