



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

**Citation:** Waselnuck v Mullen, 2022 ONLTB 10360

**Date:** 2022-11-02

**File Number:** LTB-L-018966-22

**In the matter of:** FRONT ROOM, 165 MORPHY ST  
CARLETON PLACE ON K7C2B1

**Between:** Nick John Waselnuck Landlord

**And**

Aldeena Mullen Tenant

Nick John Waselnuck (the 'Landlord') applied for an order requiring Aldeena Mullen (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord Nick John Waselnuck and the Landlord's Legal Representative Diego Fernandez-Stoll attended the hearing.

As of 2:35p.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. Since the Tenant did not attend and the Landlord was prepared to proceed, the matter proceeded by way of an uncontested hearing pursuant to section 7 of the *Statutory Powers Procedure Act*, R.S.O. 1990.

**Determinations:**

1. At the hearing the Landlord's Legal Representative relied on oral submissions and referred to documents to support their application.
2. Based on the uncontested evidence of the Landlord's Legal Representative I find the Tenant vacated the rental unit on October 3, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2021 to October 3, 2022.
4. The lawful rent was \$650.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears and daily compensation owing to October 3, 2022 are \$7,156.71.
7. 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 tenancy is terminated effective October 3, 2022.
2. The Tenant shall pay to the Landlord \$7,342.71\*. This amount includes rent arrears owing up to October 3, 2022 and the cost of the application.
3. 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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John Cashmore  
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.

\* Please see attached Schedule A.

**Schedule 1  
SUMMARY OF CALCULATIONS**

File Number: LTB-L-018966-22

2022 ONLTB 10360 (CanLI)

**A. Amount the Tenants must pay:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears:	September 1, 2021 until October 3, 2022	\$7,156.71

Amount owing to the Landlord on the order date: <small>(total of previous boxes)</small>	<b>\$7,156.71</b>
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Additional costs the Tenants must pay to the Landlord:	\$186.00
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<b>Total the Tenants must pay the Landlord:</b>	<b>\$7,342.71</b>
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