



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

Citation: Skyline Living v Splan, 2022 ONLTB 10380

Date: 2022-11-01

File Number: LTB-L-048294-22

In the matter of: 407, 562 Durham Crescent
Woodstock Ontario N4S5X3

Between: Skyline Living Landlord

And

Jason Splan Tenant

2022 ONLTB 10380 (CanLII)

Skyline Living (the 'Landlord') applied for an order requiring Jason Splan (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on October 25, 2022.

Only the Landlord's Agent, Amy Price, attended the hearing.

As of 10:38 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 April 30, 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 February 1, 2022 to April 30, 2022.
3. The lawful rent was \$984.52. It was due on the 1st day of each month.
4. The last month's rent deposit of \$975.72 will be applied to the month of April 2022.
5. The rent arrears outstanding total \$2,733.96.
6. The Tenant has not made any payments since the application was filed.
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 **\$1,758.24**, which represents the amount of rent owing up to April 30, 2022, less the last month's rent deposit.
2. The Tenant shall also pay to the Landlord **\$201.00** for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before November 12, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 13, 2022 at 4.00% annually on the balance outstanding.

November 1, 2022

Date Issued

Michael Di Salle

Member, Landlord and Tenant Board

William Greenberg

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.