



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

Citation: Ramsden Place 2 Ltd. v Cooper, 2022 ONLTB 10521

Date: 2022-10-31

File Number: LTB-L-015322-22

In the matter of: 1004, 30 HILLSBORO AVE
TORONTO ON M5R1S7

Between: Ramsden Place 2 Ltd. Landlord

And

Bernard Cooper, Oren Katz Tenant

Ramsden Place 2 Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Bernard Cooper, Oren Katz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 28, 2022.

Only the Landlord's representative M. Ciobotaru attended the hearing.

As of 9:44am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on August 31, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,315.92. It was due on the 1st day of each month.
5. The Tenant has paid \$13,295.13 to the Landlord since the application was filed.
6. The rent arrears owing to August 31, 2022 are \$1255.70.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of August 31, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$1,441.70. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before November 11, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 12, 2022 at 2.00% annually on the balance outstanding.

October 31, 2022

Date Issued

Peter Nicholson

Member, Landlord and Tenant Board

15 Grosvenor St, Ground Floor
Toronto ON M7A 2G6

**Schedule 1
SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$14,550.83
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$13,295.13
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$1,441.70

2022 ONL TB 10521 (CanLII)