



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

**Citation:** InterRent v Kingsberry, 2022 ONLTB 9643

**Date:** 2022-10-28

**File Number:** LTB-L-018370-22

**In the matter of:** 909, 2380 BASELINE RD  
OTTAWA ON K2C3J4

**Between:** InterRent Landlord

**And**

Magda Kingsberry Tenant

InterRent (the 'Landlord') applied for an order requiring Magda Kingsberry (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on October 11, 2022.

Only the Landlord's Legal Representative, Mr. Daniel Abraham, attended the hearing.

As of 2:08 P.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 May 13, 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 March 1, 2022 to May 13, 2022.
3. The lawful rent is \$1,794.00. 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 May 13, 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 May 13, 2022 are \$4202.40
7. The Landlord collected a rent deposit of \$1,794.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

8. Interest on the rent deposit, in the amount of \$25.00 is owing to the Tenant for the period from October 15, 2021 to the hearing date.
9. The Landlord is entitled to \$20.00 to be reimbursed by the Tenant for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which were returned NSF.
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 Tenant shall pay to the Landlord \$2589.40. This amount includes rent arrears owing up to May 13, 2022 and the cost of the application and unpaid NSF charges minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before November 8, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 9, 2022 at 4.00% annually on the balance outstanding.

**October 28, 2022**  
**Date Issued**

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Steven Mastoras  
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.