



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

Citation: Sitrine (7555 Goreway) Inc. v Singh Sanghera, 2022 ONLTB 9615

Date: 2022-10-24

File Number: LTB-L-018192-22

In the matter of: 14, 7555 GOREWAY DR
MISSISSAUGA ON L4T3M9

Between: Sitrine (7555 Goreway) Inc. Landlord

And

Jaspal Singh Sanghera, Ranjit Kaur Sanghera Tenant

Sitrine (7555 Goreway) Inc. (the 'Landlord') applied for an order requiring Jaspal Singh Sanghera, Ranjit Kaur Sanghera (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord's Legal Representative, Ms. Collette Myers, attended the hearing.

As of 1:00 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 July 11, 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 July 11, 2022.
3. The lawful rent is \$2,349.00. 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 11, 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 11, 2022 are \$10,130.60.
7. The Landlord collected a rent deposit of \$2349.00 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 \$30.19 is owing to the Tenant for the period from May 7, 2021 to the hearing date.

9. 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 \$7937.41. This amount includes rent arrears owing up to July 11, 2022 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before November 4, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 5, 2022 at 4.00% annually on the balance outstanding.

October 24, 2022
Date Issued

Steven Mastoras
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.