



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

**Citation:** Kings Club Residences/Rhapsody Property Management v McDonald, 2022 ONLTB 9565

**Date:** 2022-10-20

**File Number:** LTB-L-014157-22

**In the matter of:** 1432, 1100 KING ST W  
TORONTO ON M6K0C6

**Between:** Kings Club Residences/Rhapsody Property Management Landlord

**And**

Michael McDonald, Scott McDonald Tenant

Kings Club Residences/Rhapsody Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Michael McDonald, Scott McDonald (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 legal representative, Bryan Rubin, attended the hearing.

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 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 20, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,325.00. It was due on the 1st day of each month.
5. The Tenant has paid \$4,295.17 to the Landlord since the application was filed.
6. The rent arrears owing to August 20, 2022 are \$17,212.97.
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.

2022 ONLTB 9565 (CanLII)

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of August 20, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$13,103.80. 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 October 31, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2022, at 4.00% annually on the balance outstanding.

**October 20, 2022**

**Date Issued**

\_\_\_\_\_  
Nicole Huneault

Member, Landlord and Tenant Board

15 Grosvenor St, 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.

\*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

**Schedule 1  
SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$17,212.97
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$4,295.17
<b>Less</b> the amount of the last month's rent deposit	- \$0.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$13,103.80</b>

2022 ONL/TB 9565 (CanLII)