



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

Citation: Matthew v Graham, 2024 ONLTB 57699

Date: 2024-08-12

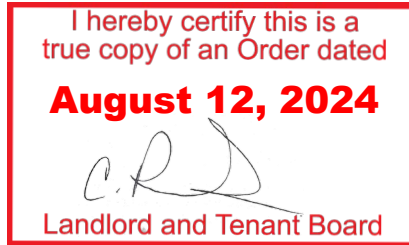
File Number: LTB-L-027892-24

In the matter of: 2081 LANARK CRT
SARNIA ON N7S4E2

Between: Matthew Sabourin

And

Tianna Graham
Jody James Nelson



Landlord

Tenants

Sabourin Matthew (the 'Landlord') applied for an order to terminate the tenancy and evict Tianna Graham and Jody James Nelson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 25, 2024.

Only the Landlord's Legal Representative Theodore Smith, attended the hearing.

As of 2:10 p.m., the Tenants were 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:

Amending the Application

1. At the hearing the Landlord's Legal Representative verified that there was a clerical error and the Landlord's name is Matthew Sabourin, not Sabourin Matthew as indicated on the application.
2. Although the Tenants did not attend the hearing to make submissions about amending the application, in my view there is no prejudice to the Tenants by amending the application as the N4 Notice of Termination (N4 Notice) properly reflects the Landlord's name. The application is amended to reflect the Landlord as Matthew Sabourin.

N4 Notice of Termination

3. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.

4. The Tenants were in possession of the rental unit on the date the application was filed.
5. The Tenants vacated the rental unit on May 31, 2024. Rent arrears are calculated up to the date the Tenants vacated the unit.
6. The lawful rent is \$1,224.49. It was due on the 1st day of each month.
7. The Tenants have not made any payments since the application was filed.
8. The rent arrears owing to May 31, 2024, are \$3,673.47.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,200.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
11. Interest on the rent deposit, in the amount of \$126.43 is owing to the Tenants for the period from April 13, 2018, to May 31, 2024.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of May 31, 2024, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$2,533.04. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before August 23, 2024, the Tenants will start to owe interest. This will be simple interest calculated from August 24, 2024, at 7.00% annually on the balance outstanding.

August 12, 2024
Date Issued



Christina Philp
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

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

Rent Owing to Move Out Date	\$3,673.47
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$1,200.00
Less the amount of the interest on the last month's rent deposit	- \$126.43
Less the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants are entitled to	- \$0.00
Total amount owing to the Landlord	\$2,533.04