



**Sep 26, 2024**

Landlord and Tenant Board

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

**File Number:** LTB-L-048127-24

**In the matter of:** 3 Kelso Dr.  
Caledonia, ON N3W0B3

**Between:** Vikrant Thakur Landlords  
Parmar Dolly

**And**

Conte Alexandria Tenants  
Freeman Matthew

Vikrant Thakur and Parmar Dolly (the 'Landlords') applied for an order to terminate the tenancy and evict Conte Alexandria and Freeman Matthew (the 'Tenants') because the Tenants did not pay the rent owed.

This application was heard by videoconference on September 18, 2024.

Only the Landlord, Vikrant Thakur, attended the hearing.

As of 9:49 A.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 Landlords' evidence.

**Determinations:**

1. The Landlords 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.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on September 1, 2024. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,600.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to September 1, 2024, are \$12,285.48.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlords collected a rent deposit of \$2,600.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$102.75 is owing to the Tenants for the period from February 3, 2023, to September 1, 2024.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenants is terminated as of September 1, 2024, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlords \$9,768.73. 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 Landlords owe 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 Landlords the full amount owing on or before October 7, 2024, the Tenants will start to owe interest. This will be simple interest calculated from October 8, 2024, at 7.00% annually on the balance outstanding.

**September 26, 2024**  
**Date Issued**



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Ken Audziss  
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, September 1, 2024	\$12,285.48
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlords since the application was filed	- \$0.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,600.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$102.75
<b>Less</b> the amount the Landlords owe the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total amount owing to the Landlords</b>	<b>\$9,768.73</b>