



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

**Citation:** Redhill Tower v Peach, 2024 ONLTB 18940

**Date:** 2024-03-18

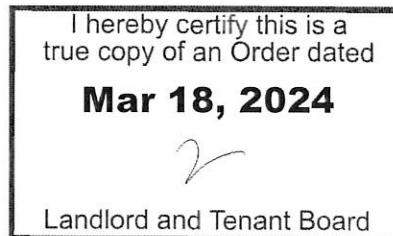
**File Number:** LTB-L-082871-23

**In the matter of:** 306, 355 MELVIN AVE  
HAMILTON ON L8H2K9

**Between:** Redhill Tower

**And**

Zachery Peach



Landlord

Tenant

Redhill Tower (the 'Landlord') applied for an order requiring Zachery Peach (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 4, 2024.

Only the Landlord's Legal Representative, J. Kay, attended the hearing.

As of 9:58 a.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 Board's record showed that the Tenant's Notice of Hearing package was returned by Canada Post as "moved / unknown." However, I was satisfied that the Tenant was properly served as the Notice of Hearing package was emailed to the Tenant on October 30, 2023.
2. The lawful rent is \$1,333.54. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The rent arrears owing to October 31, 2023 are \$1,333.54.
5. 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 \$1,519.54. This amount includes rent arrears owing up to and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before March 29, 2024, the Tenant will start to owe interest. This will be simple interest calculated from March 30, 2024 at 7.00% annually on the balance outstanding.

**March 18, 2024**  
**Date Issued**

  
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Lisa Del Vecchio  
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.



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

**Citation:** Trinity Place v Haggart, 2024 ONLTB 24734

**Date:** 2024-04-09

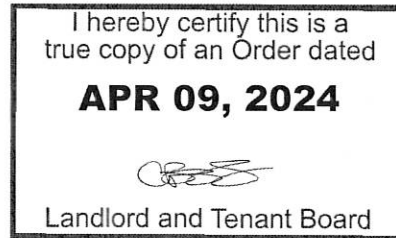
**File Number:** LTB-L-074994-23

**In the matter of:** 204, 20 Clarissa Street  
Brockville ON K6V5G6

**Between:** Trinity Place

**And**

Branden Haggart



Landlord

Tenant

Trinity Place (the 'Landlord') applied for an order requiring Branden Haggart (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 March 28, 2024. Only the Landlord's legal representative, Joey Kay attended the hearing.

The matter was scheduled to commence at 9:00a.m., I waited until after 9:30 a.m., to call the matter. 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 September 30, 2023. 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 September 1, 2023 to October 31, 2023.
3. The lawful rent is \$1,523.16. 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 Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent ends on October 31, 2023, in accordance with section 88 of the Act.
6. The rent arrears and daily compensation owing to October 31, 2023 are \$3,046.32.

7. The Landlord collected a rent deposit of \$1,492.72 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 \$6.24 is owing to the Tenant for the period from September 1, 2023 to October 31, 2023.
9. The Landlord requested to not pursue their claim in relation to the NSF charges. Therefore, this claim is dismissed.
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 \$1,733.36. This amount includes rent arrears owing up to October 31, 2023 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 April 20, 2024, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2024 at 7.00% annually on the balance outstanding.

**April 9, 2024**  
**Date Issued**

  
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Curtis Begg  
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.