



Aug 07, 2024

Landlord and Tenant Board

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

Citation: Sarah Smith and Shawn Smith c/o 2872752 Ontario Inc. Meraki Property Management
v Hall, 2024 ONLTB 57214

Date: 2024-08-07

File Number: LTB-L-027705-24

In the matter of: UNIT 1, 134 GARDNER AVE
CORNWALL ON K6H5H4

Between: Sarah Smith and Shawn Smith c/o 2872752
Ontario Inc. Meraki Property Management

Landlords

And

Myra-Estrella Hall

Tenant

Sarah Smith and Shawn Smith c/o 2872752 Ontario Inc. Meraki Property Management (the 'Landlords') applied for an order to terminate the tenancy and evict Myra-Estrella Hall (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 25, 2024. Only the Landlords, and the Landlords' Representative, Lisa Duchene, attended the hearing.

As of 1:45 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 Landlords' evidence.

Determinations:

1. The Landlords 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 July 12, 2024. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$1,875.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to July 12, 2024, are \$11,989.68.
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 \$1,875.00 from the Tenant 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 \$60.10 is owing to the Tenant for the period from April 1, 2023, to July 12, 2024.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of July 12, 2024, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$10,240.58. 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. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlords the full amount owing on or before August 18, 2024, the Tenant will start to owe interest. This will be simple interest calculated from August 19, 2024, at 7.00% annually on the balance outstanding.

August 7, 2024
Date Issued

Dawn Sullivan

Dawn Sullivan

Vice Chair, 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 Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$11,989.68
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$1,875.00
Less the amount of the interest on the last month's rent deposit	- \$60.10
Less the amount the Landlords owe the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlords	\$10,240.58