



Order under Section 87 Residential Tenancies Act, 2006

Citation: DONLAR HOLDINGS INC v Wapoose, 2025 ONLTB 46062

Date: 2025-06-19

File Number: LTB-L-040708-24

In the matter of: 2, 214 MAY ST N
THUNDER BAY ON P7C3P6

Between: DONLAR HOLDINGS INC

And

Vanessa Wapoose

I hereby certify this is a
true copy of an Order dated

JUN 19, 2025

Landlord and Tenant Board

Landlord

Former Tenant

DONLAR HOLDINGS INC (the 'Landlord') applied for an order requiring Vanessa Wapoose (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on April 9, 2025.

The Landlord's Agent Ryan Wolframe, and the Former Tenant attended the hearing. The Tenant spoke to Tenant Duty Counsel prior to the start of this proceeding.

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant must pay the Landlord \$3,241.38 on or before June 30, 2025.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on March 7, 2025, by mail.
4. The Former Tenant vacated the rental unit on June 1, 2024.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit on June 7, 2024.
6. The lawful rent was \$999.38. It was due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$32.86. This amount is calculated as follows: \$999.38 x 12, divided by 365 days.
8. The Former Tenant has not made any payments since the application was filed.

9. The tenancy ended on as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on June 1, 2024.
10. The rent arrears and daily compensation owing to June 1, 2024, are \$3,055.38.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. The Landlord collected a rent deposit of \$975.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
13. Interest on the rent deposit, in the amount of \$24.38 is owing to the Former Tenant for the period from April 1, 2022, to June 1, 2024.
14. The Tenant testified that she owes the aforementioned arrears, and she was working to catch up prior to her vacating the rental unit, but due to her life circumstances she was not able to do so.
15. I have considered all the evidence presented at the hearing and all of the oral testimony and although I may not have referred to each piece of evidence or referenced all of the testimony, I have considered it when making my determinations.
16. The order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,054.76 which represents rent and compensation owing up to June 1, 2024.
2. The Former Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$999.38 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is \$3,241.38*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before June 30, 2025, the Former Tenant will start to owe interest. This will be simple interest calculated from July 1, 2025, at 5.00% annually on the balance outstanding.

June 19, 2025
Date Issued



Panagiotis Peter Roupas
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing to June 1, 2024	\$4,054.76
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$975.00
Less the amount of the interest on the LMR	-24.38
Total amount owing to the Landlord	\$3,241.38