



Sep 14, 2023

Landlord and Tenant Board

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

Citation: Offic v Koumoutseas-Juhasz, 2023 ONLTB 61358

Date: 2023-09-14

File Number: LTB-L-026768-23

In the matter of: 214, 140 SIMCOE ST
PETERBOROUGH ON K9H0K5

Between: Offic and 2760534 Ontario Inc. Landlord

And

Peter Koumoutseas-Juhasz Tenant

Offic and 2760534 Ontario Inc. (the 'Landlord') applied for an order requiring Peter Koumoutseas-Juhasz (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 August 2, 2023.

The Landlord's Representative Tim Wayland attended the hearing.

As of **2:54 pm**, 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 did not pay the total rent they were required to pay for the period from February 1, 2023 to July 9, 2023.
2. The lawful rent is \$1,550.00. It is due on the 1st day of each month.
3. The Tenant has paid \$1,550.00 to the Landlord after the application was filed.
4. The tenancy ended on July 09, 2023 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to July 9, 2023 are \$4,278.55.
6. The Landlord collected a rent deposit of \$1,550 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.
7. Interest on the rent deposit, in the amount of \$37.48 is owing to the Tenant for the period from 22 June 2022 to July 9, 2023.

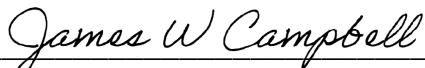


8. The Landlord is entitled to \$120.00 to reimburse the Landlord for administration charges and bank fees the Landlord incurred as a result of 6 cheques given by or on behalf of the Tenant which were returned NSF.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,877.07. This amount includes rent arrears owing up to July 9, 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 September 25, 2023, the Tenant will start to owe interest. This will be simple interest calculated from September 26, 2023 at 6.00% annually on the balance outstanding.

September 14, 2023
Date Issued


James Campbell
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.