



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

Citation: Chen et al v Wang et al, 2023 ONLTB 74446

Date: 2023-11-10

File Number: LTB-L-015174-23

In the matter of: 25 ATLANTIC AVE
Markham ON L3P7B6

Between: Hang Chen and Zhenya Zheng

And

Yuting Wang and Helin Chen

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

NOV 10, 2023

Landlord and Tenant Board

Landlord

Tenants

Hang Chen and Zhenya Zheng (the 'Landlord') applied for an order to terminate the tenancy and evict Yuting Wang and Helin Chen (the 'Tenants') because the Tenant did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 21, 2023.

Only the Landlord's representative Xizhen Chai attended the hearing.

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 Landlord's evidence.

Determinations:

1. The Landlord 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 May 22, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$3,800.00. 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 May 22, 2023 are \$21,748.46.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$3,800.00 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 terminated.
9. Interest on the rent deposit, in the amount of \$116.34 is owing to the Tenant for the period from April 1, 2022 to May 22, 2023.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 22, 2023, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$18,018.12. 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 Landlord owes 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 Landlord the full amount owing on or before November 21, 2023, the Tenant will start to owe interest. This will be simple interest calculated from November 22, 2023 at 7.00% annually on the balance outstanding.

November 10, 2023
Date Issued



André-Paul Baillargeon-Smith
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 Tenant must pay as the tenancy is terminated

| | |
|--|--------------------|
| Rent Owing To Move Out Date | \$21,748.46 |
| Application Filing Fee | \$186.00 |
| NSF Charges | \$0.00 |
| Less the amount the Tenant paid to the Landlord 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 | - \$3,800.00 |
| Less the amount of the interest on the last month's rent deposit | - \$116.34 |
| Less the amount the Landlord owes 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 Landlord | \$18,018.12 |