



Order under Section 69
Residential Tenancies Act, 2006

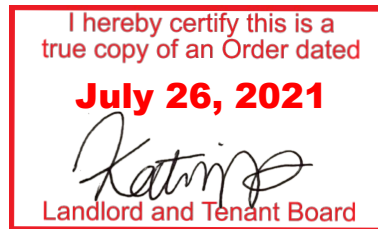
File Number: TNL-28839-20

In the matter of: 303, 7363 KENNEDY ROAD
MARKHAM ON L3R 1G8

Between: Xiwen Shao

and

Annie X.J. Koo



Landlord

Tenant

Xiwen Shao (the 'Landlord') applied for an order to terminate the tenancy and evict Annie X.J. Koo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via video conference on July 19, 2021. Only the Landlord's Legal Representative, Yun Tao Li, attended the hearing. As of 3:10 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord and Tenant Board (the 'Board').

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from February 1, 2020 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 24, 2020.
2. The Tenant vacated the rental unit on December 8, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent was \$1,630.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant has made no payments since the application was filed.

It is ordered that:

1. The tenancy is terminated as of December 8, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$7,587.69,* which represents the amount of rent owing and compensation up to December 8, 2020.

3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing* on or before August 6, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 7, 2021 at 2.00% annually on the balance outstanding.

July 26, 2021
Date Issued


Kevin Lundy
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N 5X5

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

* Refer to section A on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: TNL-28839-20

A. Amount the Tenant must pay as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	February 1, 2020 to October 24, 2020	\$5,176.14
Plus compensation: (from the day after the termination date in the Notice to the date that the Tenant vacated the rental unit)	October 25, 2020 to December 8, 2020	\$2,411.55
Amount owing to the Landlord on the order date: (total of previous boxes)		\$7,587.69
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$7,773.69