



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-18225-21

In the matter of: 72 MCFARLAND DRIVE
BELLEVILLE ON K8N2X4

Between: Zamir Khan

and

Tristin Trulsen

**I hereby certify this is a
true copy of an Order dated**
January 17, 2022
LC
Landlord and Tenant Board

Landlord

Tenant

Zamir Khan (the 'Landlord') applied for an order to terminate the tenancy and evict Tristin Trulsen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2022. Only the Landlord attended the hearing. As of 11:31 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from June 1, 2021 to January 31, 2022. Because of the arrears, the Landlord served a Notice of Termination effective July 18, 2021.
2. The Tenant vacated the rental unit on August 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,800.00.
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 August 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$5,469.13*, which represents the amount of rent owing and compensation up to August 31, 2021.

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 January 27, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 28, 2022 at 2.00% annually on the balance outstanding.

January 17, 2022

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7



Richard Ferriss
Member, Landlord and Tenant Board

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: TEL-18225-21

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)	June 1, 2021 to July 18, 2021	\$2,865.21
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	July 19, 2021 to August 31, 2021	\$2,603.92
Amount owing to the Landlord on the order date:(total of previous boxes)		\$5,469.13
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$5,655.13