



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

**File Number:** HOL-12366-21

**In the matter of:** LOWER LEVEL, 1226 OLD CARP ROAD  
OTTAWA ON K2W0H5

**Between:** Rachel Devenport

**and**

Fancis (Frank) Dalcourt

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

February 16, 2022

**Landlord and Tenant Board**

Landlord

Tenant

Rachel Devenport (the 'Landlord') applied for an order to terminate the tenancy and evict Fancis (Frank) Dalcourt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on February 1, 2022.

Only the Landlord and the Landlord's Legal Representative, Al Martin, attended the hearing. As of 2:55 p.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 September 1, 2021 to January 31, 2022. Because of the arrears, the Landlord served a Notice of Termination effective September 16, 2021.
2. The Tenant vacated the rental unit on January 31, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,500.00.
4. The Tenant paid \$2,500.00 after the application was filed.
5. The Landlord collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlord.

**It is ordered that:**

1. The tenancy is terminated as of January 31, 2022, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$2,645.88\*, which represents the amount of rent owing and compensation up to January 31, 2022, less the rent deposit.

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

**February 16, 2022**

**Date Issued**

Head Office  
777 Bay Street, 12th Floor  
Toronto Ontario M5G2E5



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Terri van Huisstede  
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: HOL-12366-21**

**A. Amount the Tenant must the Landlord:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	September 1, 2021 to September 16, 2021	-\$110.96
Less the amount the Tenant paid to the Landlord		-\$2,500.00
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	September 17, 2021 to January 31, 2022	\$6,756.84
Less the rent deposit:		-\$1,500.00
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$2,645.88</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord:</b>		<b>\$2,831.88</b>