



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-34950-21

In the matter of: BASEMENT, 59 PRAIRIE DUNES PLACE
CONCORD ON L4K2E4

Between: Paramalingam Nithiyanthan

and

Evan Price

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

JAN 24, 2022

Landlord and Tenant Board

Landlord

Tenant

Paramalingam Nithiyanthan (the 'Landlord') applied for an order to terminate the tenancy and evict Evan Price (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 17, 2022.

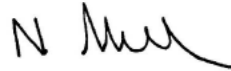
Only the Landlord's Agent M. Nithiyanthan attended the hearing. As of 10:46 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from September 1, 2021 to November 26, 2021. Because of the arrears, the Landlord served a Notice of Termination.
2. The Tenant vacated the rental unit on November 26, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$1,450.00.
4. The Tenant has made no payments of rent since the application was filed.
5. The Landlord collected a rent deposit of \$500.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from April 1, 2021 to September 27, 2021.

It is ordered that:

1. The tenancy is terminated as of November 26, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$3,706.74*, which represents the amount of rent owing and compensation up to November 26, 2021, less the rent deposit and interest the Landlord owes on 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 4, 2022, the Tenant will start to owe interest. This will be simple interest calculated from February 5, 2022 at 2.00% annually on the balance outstanding.



January 24, 2022
Date Issued

Nicola Mulima
Vice Chair, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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-34950-21

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

Reasons for amount owing	Period	Amount
Arrears & Compensation:	September 1, 2021 to November 26, 2021	\$4,206.99
Less the rent deposit:		-\$500.00
Less the interest owing on the rent deposit:	April 1, 2021 to September 27, 2021	-\$0.25
Amount owing to the Landlord on the order date: ^(total of previous boxes)		\$3,706.74
Plus costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$3,892.74