

Order under Section 69  
Residential Tenancies Act, 2006

File Number: SOL-90703-18

In the matter of: 2, 245 PHIPPS STREET  
FORT ERIE ON L2A2V4

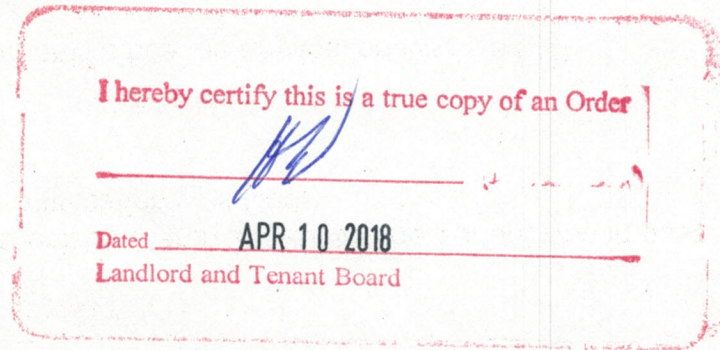
Between: Prabjot Kahlon

Landlord

and

Lindsay Hoad

Tenant



Prabjot Kahlon (the 'Landlord') applied for an order to terminate the tenancy and evict Lindsay Hoad (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in St. Catharines on April 5, 2018. The Landlord attended the hearing. As of 3:11 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

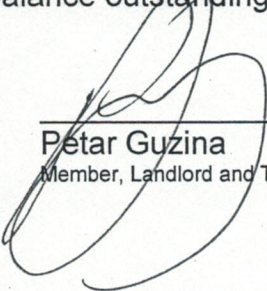
1. The Tenant has not paid the total rent the Tenant was required to pay for the period from February 1, 2018 to April 30, 2018. Because of the arrears, the Landlord served a Notice of Termination effective February 23, 2018.
2. The Tenant vacated the rental unit on March 28, 2018. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$938.87.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$925.00 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 December 10, 2016 to February 23, 2018.

**It is ordered that:**

1. The tenancy is terminated as of March 28, 2018, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$860.89\*, which represents the amount of rent owing and compensation up to March 28, 2018, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$175.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing\* on or before April 21, 2018, the Tenant will start to owe interest. This will be simple interest calculated from April 22, 2018 at 3.00% annually on the balance outstanding.

**April 10, 2018**  
**Date Issued**

  
\_\_\_\_\_  
Petar Guzina  
Member, Landlord and Tenant Board

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

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**

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

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears:	February 1, 2018 to March 28, 2018	\$1,803.23
Less the rent deposit:		-\$925.00
Less the interest owing on the rent deposit:	December 10, 2016 to February 23, 2018	-\$17.34
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$860.89</b>
Additional costs the Tenant must pay to the Landlord:		\$175.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$1,035.89</b>