



Order under Section 69
Residential Tenancies Act, 2006

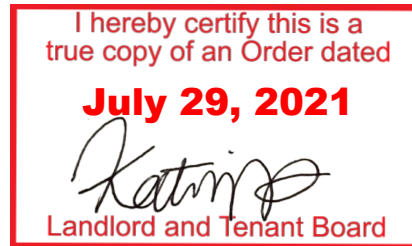
File Number: SWL-47139-20

In the matter of: 1, 567 QUEENS AVENUE
LONDON ON N6B1Y9

Between: Kelly Jarvis

and

Jeff Needham



Landlord

Tenant

Kelly Jarvis (the 'Landlord') applied for an order to terminate the tenancy and evict Jeff Needham (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 22, 2021. Only the Landlord attended the hearing. As of 9:46 a.m. the Tenant was not present or represented although properly served by the 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 March 1, 2020 to December 2, 2020. Because of the arrears, the Landlord served a Notice of Termination effective May 1, 2020.
2. The Tenant vacated the rental unit on December 2, 2020. The Tenant was in possession of the rental unit when this application was filed.
3. The lawful monthly rent was \$1,200.00.
4. The Landlord collected a rent deposit of \$1,200.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from January 16, 2020 to May 1, 2020.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 2, 2020, the date the rental unit was vacated.

2. The Tenant shall pay to the Landlord \$2,471.16*, which represents the amount of rent owing and compensation up to December 2, 2020, 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 August 10, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 11, 2020 at 2.00% annually on the balance outstanding



Vladimir Nikitin
Member, Landlord and Tenant Board

July 29, 2020
Date Issued

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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: SWL-47139-20

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

| Reasons for amount owing | Period | Amount |
|---|-----------------------------------|-------------------|
| Arrears and compensation: (up to the date the unit was vacated) | March 1, 2020 to December 2, 2020 | \$3,678.90 |
| Less the rent deposit: | | -\$1,200.00 |
| Less the interest owing on the rent deposit: | January 16, 2020 to May 1, 2020 | -\$7.74 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$2,471.16 |
| Additional costs the Tenant must pay to the Landlord: | | \$186.00 |
| Total the Tenant must pay the Landlord as the tenancy is terminated: | | 2,657.16 |