

Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-00754-17

In the matter of: 3402, 2240 LAKESHORE BLVD WEST
TORONTO ON M8V0B1

Between: Yousef Shejko

I hereby certify this is a true copy of the Order
(Name of Document)

Landlord

and

(Signature of Staff Member)

Lorenzo Bartley

FEB 16 2018

Tenant

Landlord and Tenant Board

Yousef Shejko (the 'Landlord') applied for an order to terminate the tenancy and evict Lorenzo Bartley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Toronto on February 12, 2018.

Only the Landlord's representative, Ian Shingait, attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from November 15, 2017 to January 31, 2018. Because of the arrears, the Landlord served a Notice of Termination effective December 28, 2017.
2. The Landlord collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenant for the period from April 16, 2016 to December 28, 2017.
4. The Tenant vacated the rental unit on January 31, 2018.

It is ordered that:

1. The tenancy is terminated as of January 31, 2018.
2. The Tenant shall pay to the Landlord \$2,913.33*, which represents the amount of rent owing up to January 31, 2018, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$190.00 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, 2018, the Tenant will start to owe interest. This will be simple interest calculated from February 28, 2018 at 3.00% annually on the balance outstanding.

February 16, 2018
Date Issued



Debbie Mosaheb
Member, Landlord and Tenant Board

Toronto South-RO
79 St. Clair Avenue East, Suite 212, 2nd Floor
Toronto ON M4T1M6

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-00754-17

A. Amount the Tenant must the Landlord:

Reasons for amount owing	Period	Amount
Arrears:	November 15, 2017 to January 31, 2018	\$4,861.99
Less the rent deposit:		-\$1,900.00
Less the interest owing on the rent deposit:	April 16, 2016 to December 28, 2017	-\$48.66
Amount owing to the Landlord on the order date: <small>(total of previous boxes)</small>		\$2,913.33
Additional costs the Tenant must pay to the Landlord:		\$190.00
Total the Tenant must pay the Landlord:		\$3,103.33

Please advise me in the event that the Tenant fails to comply with the above-noted letter and Notice of Termination.

Legal Fee's - \$150.00 (Special reduced rate applied)
H.S.T. - \$ 19.50

Total Fee's - \$169.50
H.S.T. # 868 960 816 RT 0001

Please make cheque payable to Provincial Paralegal Services. Thank you for your business!



PROVINCIAL PARALEGAL SERVICES

1111 Finch Avenue West, Suite No. 405, Toronto, Ontario, M3J-2E5
Tel. (416) 879-4827 Fax (888) 247-2588



January 5, 2018

Invoice No. 17 - 18

INVOICE

In Account With : Yousef Sheiko / (647) 479-8515

**Re: Lorenzo Bartley
2240 Lakeshore Blvd. West
Suite No. 3402
Toronto, Ontario**

**As to preparation of a N4 – Notice to Terminate a Residential Tenancy for Non Payment of Rent & Correspondence dated December 8, 2017 regarding the same (\$1,900.00 arrears of rent up to & including December 14, 2017).
Legal Fee's - \$150.00 (Reduced Rate Applied)**

• Remarks –

This invoice only includes payment for the above-noted services; any additional steps and/or services shall result in additional fees, including but not limited to Landlord & Tenant Board attendance/representation.

You hereby confirm that you are authorized to provide me with directions regarding this matter in the capacity of the landlord/owner of the property.

You must always provide your tenant with at least 24 hour written notice in the event that you wish to enter the tenant's rental unit for any reason. The written notice must be in accordance with the Residential Tenancies Act and further must be provided to the tenant at least 24 hours prior to any entry.

Please ensure that any/all maintenance issues are dealt with immediately.

Provincial Paralegal Services hereby confirms that they make absolutely no guarantee as to the successful outcome of this matter and/or any proceeding related to this matter and/or eviction /collection of arrears.

Please note that you should maintain a clear and concise schedule showing any/all payments received by the tenant, including dates of payments, amounts of payments and any balances owing from time to time.