



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

**File Number:** NOL-42612-21

**In the matter of:** 507, 634 LASALLE BLDV.  
SUDBURY ON P3A1X4

**Between:** Bocan Enterprises Inc

Landlord

**and**

Simran Simran

Tenant

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

Nov 4, 2021

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**Landlord and Tenant Board**

Bocan Enterprises Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Simran Simran (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 19, 2021 at 9:00 a.m.

Only the Only the Landlord's Agent, Boban Nikolic (employee) attended the hearing. As of 10:52 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, 2021 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 25, 2021.
2. The Tenant vacated the rental unit on May 31, 2021.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The lawful monthly rent was \$1,277.00.
5. The Tenant has made no payments since the application was filed.
6. The Landlord collected a rent deposit of \$1,250.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenant for the period from September 1, 2019 to February 25, 2021.

**It is ordered that:**

1. The Tenancy is terminated as of May 31, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
1. The Tenant shall pay to the Landlord \$3,761.83\*, which represents the amount of rent owing and compensation up to May 31, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
2. The Tenant shall also pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing\* on or before November 14, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 15, 2021 at 2.00% annually on the balance outstanding.

**November 4, 2021**  
**Date Issued**



**Peter Pavlovic**  
Member, Landlord and Tenant Board

Northern-RO  
199 Larch Street, Provincial Building, Suite 301  
Sudbury ON P3E5P9

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: NOL-42612-21**

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

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	February 1, 2021 to February 25, 2021	\$1,050.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	February 26, 2021 to May 31, 2021	\$3,990.00
Less the rent deposit:		-\$1,250.00
Less the interest owing on the rent deposit:	September 1, 2019 to February 25, 2021	-\$28.17
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$3,761.83</b>
Additional costs the Tenant must pay to the Landlord:		\$201.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$3,962.83</b>