



Order under Section 69
Residential Tenancies Act, 2006

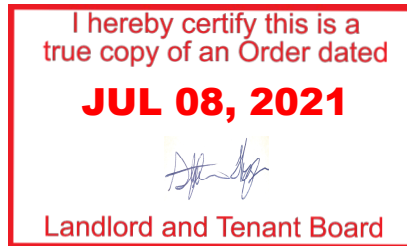
File Number: NOL-41673-20

In the matter of: 12, 295 MAIN STREET E
NORTH BAY ON P1B1B2

Between: John Miller

and

Lorie Cotter
Nick Cotter



Landlord

Tenants

John Miller (the 'Landlord') applied for an order to terminate the tenancy and evict Nick Cotter and Lorie Cotter (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard in Passcode: 624 5450 2556# on June 24, 2021. The Landlord attended the hearing. The Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from July 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 21, 2020.
2. The lawful monthly rent is \$650.00.
3. The Landlord has not collected a last month's rent deposit.
4. The Tenants vacated the rental unit on March 1, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
5. The Tenants paid \$1,350.00 after the application was filed.

It is ordered that:

1. The tenancy is terminated as of March 1, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$3,844.67*, which represents the amount of rent owing and compensation up to March 1, 2021.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenants do not pay the Landlord the full amount owing* on or before July 19, 2021, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 20, 2021 at 2.00% annually on the balance outstanding.



July 8, 2021
Date Issued

Jana Rozehnal
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-41673-20

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	July 1, 2020 to December 21, 2020	\$3,698.77
Less the amount the Tenants paid to the Landlord		-\$1,350.00
Plus compensation: (from the day after the termination date in the Notice to the date the Tenants moved out)	December 22, 2020 to March 1, 2021	\$1,495.90
Amount owing to the Landlord on the order date:(total of previous boxes)		\$3,844.67
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$4,030.67