



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-07700-20

In the matter of: 2499 FALL HARVEST CRESCENT
PICKERING ON L1X0G1

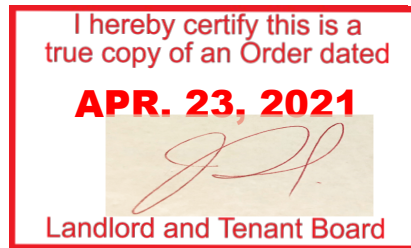
Between: Xiaonam Liang

Landlord

and

Maria Nurse

Tenant



Xiaonam Liang (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Nurse (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 22, 2021.

Only the Landlord's Agent, Xiabing Zhang, attended the hearing. As of 9:28 a.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 persistently failed to pay the rent on the date it was due.
2. The Tenant vacated the rental unit on September 30, 2020. The Tenant was in possession of the rental unit on the date the application was filed.

It is ordered that:

1. The tenancy is terminated as of September 30, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$2,219.10, which represents compensation for the use of the unit from September 1, 2020 to September 30, 2020.
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 May 4, 2021, the Tenant will start to owe interest. This will be simple interest calculated from May 5, 2021 at 2.00% annually on the balance outstanding.

April 23, 2021
Date Issued



Khalid Akram
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.