



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-19967-21

In the matter of: 7, 142 WALTON STREET
PORT HOPE ON L1A1N6

Between: 2667339 Ontario Ltd.

Landlord

and

Dustin Wesenberg

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

January 27, 2022

LC

Landlord and Tenant Board

Tenant

2667339 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Dustin Wesenberg (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2022. Only the Landlord attended the hearing. As of 5:40 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 September 1, 2021 to December 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective September 25, 2021.
2. The Tenant vacated the rental unit on December 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,000.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,000.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from August 15, 2021 to September 25, 2021.

It is ordered that:

1. The Tenancy is terminated as of December 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$3,011.17*, which represents the amount of rent owing and compensation up to December 31, 2021, 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 February 7, 2022, the Tenant will start to owe interest. This will be simple interest calculated from February 8, 2022 at 2.00% annually on the balance outstanding.

January 27, 2022
Date Issued



Richard Ferriss
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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: TEL-19967-21

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	September 1, 2021 to September 25, 2021	\$821.92
Plus compensation: (from the day after the termination date to the date the Tenant vacated)	September 26, 2021 to December 31, 2021	\$3,189.36
Less the rent deposit:		-\$1,000.00
Less the interest owing on the rent deposit:	August 15, 2021 to September 25, 2021	-\$0.11
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,011.17
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$3,197.17