

Arrears Worksheet

File Number: HOL-06331-19

Time period for Arrears Owing From: September 1, 2019 to December 13, 2019
 (From the commencement of arrears to the termination date in the notice, or the end of the rental period if the tenancy is not being terminated.)

Part 1 - Calculations of Arrears Owing

(A) Rent Period (monthly, weekly, etc.)	(B) Rent Charged	(C) Lawful Rent (if issue raised)	(D) Lower of (B) and (C)	(E) Rent Paid	(F) Amount Owing (D-E)
01/09/2019 - 31/10/2019	\$4,200.00		\$4,200.00	\$1,700.00	\$2,500.00
01/11/2019 - 30/11/2019	\$2,100.00		\$2,100.00		\$2,100.00
01/12/2019 - 13/12/2019	\$897.53		\$897.53	\$500.00	\$397.53
**Part Month					
** To calculate the Rent for part of a month, use the following formula for columns (B), (C) and (D): $\frac{\text{Monthly Rent} \times 12 \times \# \text{ Days}}{365}$			(F) Total Rent Owing		\$4,997.53

- (G1) Arrears Owing**
[From (F)]
\$4,997.53
- (G2) Arrears Claimed**
\$6,375.00
- (G3) Include whichever is less when Calculation Total Arrears Owing**
\$4,997.53
- (H1) Payment to Landlord**
\$2,100.00
- (I) Total Amount Owing**
\$2,897.53

Part II - Calculation of Compensation

(Use this part if the tenancy is being terminated)

- (J) (i) Lump Sum Compensation Start Date**
(Day after termination date in notice)
December 14, 2019
- (ii) Lump Sum Compensation End Date**
(Date of order)
May 3, 2020
- (K) Daily Compensation** $\frac{\text{Monthly Rent} \times 12}{365}$
\$69.04
- (L) Number of Days for Lump Sum Compensation**
(# days between start date and order date - inclusive)
142 days
- (M) Total Lump Sum Compensation**
[(K) X (L)] =
\$9,803.68

Part III - Rent Deposit and Interest Owning

(Use this part if you are terminating the tenancy)

(N)	Rent Deposit		\$2,100.00
(O1)	Interest Owning on Rent Deposit		
	For period from: 27/06/2019 to 13/12/2019		
	(i) Annual Amount (S) X 1.8%	=	\$37.80
	(ii) Daily Amount (i) / 365		= 0.1036
	(iii) Interest Owning (ii) X 170 (# of days)	=	\$17.61
(O2)	Total amount of interest owing on rent deposit		
	[(O1)]		\$17.61
(P)	Rent Deposit + Interest		
	[(N) + (O2)] =		\$2,117.61

Part IV - Total Amount Owning

(Q)	Terminating the tenancy [I+M-P]		\$10,583.60
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Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-06331-19

In the matter of: 57, 1359 NEILSON ROAD
SCARBOROUGH ON M1B0C6

Between: Dinganathan Kandiah Landlord

and

Kieauna Marie Gardner Tenants
Wendy Ann Gardner

Dinganathan Kandiah (the 'Landlord') applied for an order to terminate the tenancy and evict Wendy Ann Gardner and Kieauna Marie Gardner (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on September 1, 2020. Only the Landlord attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from September 1, 2019 to May 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective December 13, 2019.
2. The Tenant vacated the rental unit on May 3, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$2,100.00.
4. The Landlord collected a rent deposit of \$2,100.00 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from June 27, 2019 to December 13, 2019.
6. The Tenants paid \$2,100.00 after the application was filed.

It is ordered that:

1. The Tenant vacated the rental unit on May 3, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
1. The Tenants shall pay to the Landlord \$10,583.60*, which represents the amount of rent owing and compensation up to May 3, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
2. The Tenants shall also pay to the Landlord \$175.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing* on or before October 17, 2020, the Tenants will start to owe interest. This will be simple interest calculated from October 18, 2020 at 3.00% annually on the balance outstanding.

October 7, 2020

Date Issued

Dawn King

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.

* Refer to section A on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: HOL-06331-19

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)	September 1, 2019 to December 13, 2019	\$4,997.53
Less the amount the Tenants paid to the Landlord		-\$2,100.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	December 14, 2019 to May 3, 2020	\$9,803.68
Less the rent deposit:		-\$2,100.00
Less the interest owing on the rent deposit:	June 27, 2019 to December 13, 2019	-\$17.61
Amount owing to the Landlord on the order date: (total of previous boxes)		\$10,583.60
Additional costs the Tenants must pay to the Landlord:		\$175.00
Total the Tenants must pay the Landlord if the tenancy as terminated:		\$10,758.60