



Order under Section 69
Residential Tenancies Act, 2006

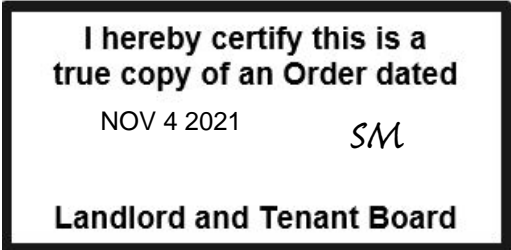
File Number: CEL-97180-20

In the matter of: 1404, 90 ABSOLUTE AVENUE
MISSISSAUGA ON L4Z0A3

Between: Allyson Steele

and

Simone Charane Jones



Landlord

Tenant

Allyson Steele (the 'Landlord') applied for an order to terminate the tenancy and evict Simone Charane Jones (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed NSF cheque charges and related administration charges.

This application was heard by videoconference on October 7, 2021. Only the Landlord attended the hearing. As of 1:31 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 November 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective November 19, 2020.
2. The Tenant vacated the rental unit on May 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,250.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord incurred charges of \$15.00 for cheques tendered by or on behalf of the Tenant, which were returned NSF and \$40.00 for related administration charges.
6. The Landlord collected a rent deposit of \$2,250.00 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 December 13, 2019 to November 19, 2020.

It is ordered that:

1. The tenancy is terminated as of May 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$13,508.49*, which represents the amount of rent owing and compensation up to May 31, 2021 and the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenant, 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 November 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 16, 2021 at 2.00% annually on the balance outstanding.

November 4, 2021
Date Issued



Greg Brocanier
Member, Landlord and Tenant Board

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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: CEL-97180-20

A. Amount the Tenant must pay to the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	November 1, 2020 to November 19, 2020	\$1,405.48
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	November 20, 2020 to May 31, 2021	\$14,344.52
Less the rent deposit:		-\$2,250.00
Less the interest owing on the rent deposit:	December 13, 2019 to November 19, 2020	-\$46.51
NSF cheque charges:		\$15.00
Administration charges related to NSF cheque charges:		\$40.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$13,508.49
Additional costs the Tenant must pay to the Landlord:		\$186.00

Total the Tenant must pay the Landlord:	\$13,694.49
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