



Order under Section 69
Residential Tenancies Act, 2006

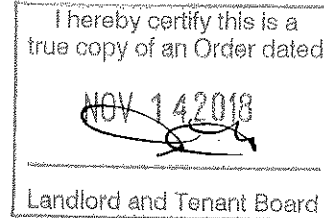
File Number: SOL-96880-18

In the matter of: 2, 245 PHIPPS STREET
FORT ERIE ON L2A2V4

Between: Prabjot Kahlon

and

Ankita Rameshbhai Patel



Landlord

Tenant

Prabjot Kahlon (the 'Landlord') applied for an order to terminate the tenancy and evict Ankita Rameshbhai Patel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in St. Catharines on November 1, 2018. Only the Landlord's Representative, Ajay Kahlon, attended the hearing. As of 11:00 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 not paid the total rent the Tenant was required to pay for the period from August 1, 2018 to November 30, 2018. Because of the arrears, the Landlord served a Notice of Termination effective August 16, 2018.
2. The Tenant vacated the rental unit on October 31, 2018. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$885.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$885.00 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 June 20, 2018 to August 16, 2018.

It is ordered that:

1. Due to a potential Canada Post strike, the Landlord must immediately give a copy of this Order to the Tenant by:
 - handing it to the tenant;
 - handing it to an apparently adult person in the rental unit;
 - leaving it in the tenant's mailbox; or,

- if there is no mailbox, leaving it at the place where mail is ordinarily delivered to the tenant; or
- placing a copy of the order under the door of the rental unit or through a mail slot in the door; or
- if there is a fax machine where the tenant resides, by fax

The Landlord shall not use regular mail, registered mail, Xpresspost or any courier service that is used by Canada Post to deliver the Order.

2. The tenancy is terminated as of October 31, 2018, the date the Tenant gave vacant possession of the rental unit to the Landlord.
3. The Tenant shall pay to the Landlord \$1,789.60*, which represents the amount of rent owing and compensation up to October 31, 2018, less the rent deposit and interest the Landlord owes on the rent deposit.
4. The Tenant shall also pay to the Landlord \$175.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing* on or before November 24, 2018, the Tenant will start to owe interest. This will be simple interest calculated from November 25, 2018 at 3.00% annually on the balance outstanding.

November 13, 2018
Date Issued


Cristina De Leon-Culp
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

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: SOL-96880-18

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)	August 1, 2018 to August 16, 2018	\$465.53
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	August 17, 2018 to October 31, 2018	\$2,211.60
Less the rent deposit:		-\$885.00
Less the interest owing on the rent deposit:	June 20, 2018 to August 16, 2018	-\$2.53
Amount owing to the Landlord on the order date:(total of previous boxes)		\$1,789.60
Additional costs the Tenant must pay to the Landlord:		\$175.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$1,964.60

