



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-26197-20

In the matter of: UNIT, 22 NEWBRIDGE AVENUE S
RICHMONDHILL ON L4E4A2

Between: Manal Al-Mamoori

Landlord

and

Ailen Granado Perez

Tenant

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

Jan 15, 2021

Landlord and Tenant Board

Manal Al-mamoori (the 'Landlord') applied for an order to terminate the tenancy and evict Ailen Granado Perez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 1, 2020. Only the Landlord attended the hearing. As of 9:57 a.m. the Tenant was not present or represented although properly served with a notice of hearing by the Board.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from April 1, 2020 to July 6, 2020. Because of the arrears, the Landlord served a Notice of Termination effective April 21, 2020.
2. The Tenant vacated the rental unit on July 6, 2020. The Tenant was in possession of the rental unit on the date the application was filed
3. The lawful monthly rent is \$1,575.00.
4. The Landlord collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from February 1, 2020 to April 21, 2020.

It is ordered that:

1. The tenancy is terminated as of July 6, 2020, the date the Tenants gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$2,997.36*, which represents the amount of rent owing and compensation up to July 6, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
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 January 26, 2021, the Tenant will start to owe interest. This will be simple interest calculated from January 27, 2021 at 2.00% annually on the balance outstanding.



Vladimir Nikitin
Member, Landlord and Tenant Board

January 15, 2021
Date Issued

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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**

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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)	April 1, 2020 to April 21, 2020	\$569.40
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 22, 2020 to July 6, 2020	\$3,935.28
Less the rent deposit:		-\$1,500.00
Less the interest owing on the rent deposit:	February 1, 2020 to April 21, 2020	-\$7.32
Amount owing to the Landlord on the order date:(total of previous boxes)		\$2,997.36
Additional costs the Tenant must pay to the Landlord:		\$175.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$3,172.36