



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-47432-20

In the matter of: 606, 241 SIMCOE STREET
LONDON ON N6B3L4

Between: London & Middlesex Community Housing Landlord

and

Mohammed Salman Tenant

London & Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Salman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Passcode: 624 5450 2556# on June 17, 2021. Only the Landlord's representative Candace Aboussafy, attended the hearing.

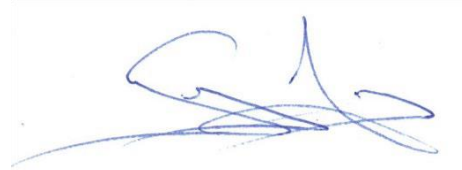
Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from October 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 30, 2020.
2. The Landlord collected a rent deposit of \$115.00 from the Tenant and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenant for the period from August 5, 2020 to October 30, 2020.
4. The Tenant vacated the rental unit on March 10, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 10, 2021.
2. The Tenant shall pay to the Landlord \$3,602.42*, which represents the amount of rent owing and compensation up to March 10, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.

3. The Tenant shall also pay to the Landlord \$23.87 per day for compensation for the use of the unit starting March 11, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing* on or before March 21, 2021, the Tenant will start to owe interest. This will be simple interest calculated from March 22, 2021 at 2.00% annually on the balance outstanding.



Greg Joy
Member, Landlord and Tenant Board

June 22, 2021
Date Issued

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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 the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	October 1, 2020 to October 30, 2020	\$591.05
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 31, 2020 to March 10, 2021	\$3,126.97
Less the rent deposit:		-\$115.00
Less the interest owing on the rent deposit:	August 5, 2020 to October 30, 2020	-\$0.60
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,602.42
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord:		\$3,788.42

2021 CanLII 97074 (ON LTB)