



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** SWL-53332-21

**In the matter of:** 105, 95 OAKVILLE AVENUE  
LONDON ON N5V2S3

**Between:** Amiraco Properties Inc.

Landlord

**and**

Marie Mowat

Tenant

Amiraco Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Marie Mowat (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed administration charges related to NSF cheques.

This application was heard by video conference on November 25, 2021. Only the Landlord's Legal Representative, Corrie Sandford, attended the hearing. As of 1:47 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 July 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective July 24, 2021.
2. The Tenant vacated the rental unit on July 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$598.40.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant has made no payments since the application was filed.
6. The claim for NSF-related charges was withdrawn at the hearing.

**It is ordered that:**

1. The tenancy is terminated as of **July 31, 2021**, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord **\$598.40\***, which represents the amount of rent owing and compensation up to July 31, 2021.
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 December 12, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 13, 2021 at 2.00% annually on the balance outstanding.

**December 1, 2021**  
**Date Issued**

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

*Michael Di Salle*  
Michael Di Salle  
Member, Landlord and Tenant Board

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: SWL-53332-21**

**A. Amount the Tenant must pay the Landlord:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	July 1, 2021 to July 24, 2021	\$460.71
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	July 25, 2021 to July 31, 2021	\$137.69
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$598.40</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord:</b>		<b>\$784.40</b>

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