



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-09629-21

In the matter of: 610, 33 SHORE BREEZE DRIVE
ETOBICOKE ON M8V0G1

Between: Sicong Zhang Landlord

and

Cadeshia Ramanda Mackey Tenant

Sicong Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Cadeshia Ramanda Mackey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on July 29, 2021.

Only the Landlord's Legal Representative, Y. Tao Li, attended the hearing. As of 12:31 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 June 10, 2020 to May 9, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 16, 2021.
2. The Tenant vacated the rental unit on April 16, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,575.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$2,575.00 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 July 11, 2017 to December 31, 2020.

It is ordered that:

1. The tenancy is terminated as of April 16, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$15,985.86*, which represents the amount of rent owing and compensation up to April 16, 2021, 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 August 17, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 18, 2021 at 2.00% annually on the balance outstanding.

August 6, 2021

Date Issued

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5



Richard Ferriss
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**

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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) | June 10, 2020 to February 16, 2021 | \$13,742.60 |
| Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated) | February 17, 2021 to April 16, 2021 | \$4,994.94 |
| Less the rent deposit: | | -\$2,575.00 |
| Less the interest owing on the rent deposit: | July 11, 2017 to December 31, 2020 | -\$176.68 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$15,985.86 |
| Additional costs the Tenant must pay to the Landlord: | | \$186.00 |
| Total the Tenant must pay the Landlord: | | \$16,171.86 |

2021 CanLII 115502 (ON LTB)