



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-06916-20

In the matter of: 184 BRONSON TERRACE
MILTON ON L9E1H3

Between: Tamizuddin Humayun Landlord

and

Amit Sumra Tenant

Tamizuddin Humayun (the 'Landlord') applied for an order to terminate the tenancy and evict Amit Sumra (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Board video conference room 73 on February 8, 2021.

Only the Landlord's representative, Reginald Bent, attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from November 15, 2019 to July 14, 2020. Because of the arrears, the Landlord served a Notice of Termination effective February 24, 2020.
2. The Landlord collected a rent deposit of \$2,300.00 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 January 18, 2020 to February 24, 2020.
4. The Tenant vacated the rental unit April 10, 2020.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated April 10, 2020.
2. The Tenant shall pay to the Landlord \$6,829.27*, which represents the amount of rent owing and compensation up to April 10, 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 September 28, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 29, 2021 at 3.00% annually on the balance outstanding.

September 17, 2021
Date Issued



Shelby Whittick
Member, Landlord and Tenant Board

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

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:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	November 15, 2019 to February 24, 2020	\$5,656.16
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	February 25, 2020 to April 10, 2020	\$3,478.52
Less the rent deposit:		-\$2,300.00
Less the interest owing on the rent deposit:	January 18, 2020 to February 24, 2020	-\$5.41
Amount owing to the Landlord on the order date: (total of previous boxes)		\$6,829.27
Additional costs the Tenant must pay to the Landlord:		\$175.00
Total the Tenant must pay the Landlord:		\$7,004.27

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