



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

**File Number:** HOL-08461-20

**In the matter of:** 1003, 10 PARKLAWN ROAD  
ETOBICOKE ON M8V0H9

**Between:** Yin Ping Fung Landlord

**and**

Ryley James Tenant

Yin Ping Fung (the 'Landlord') applied for an order to terminate the tenancy and evict Ryley James (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 19, 2021. Only the Landlord's Legal Representative, Alvin Chan, attended the hearing. As of 10:51 a.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 May 21, 2020 to May 20, 2021. Because of the arrears, the Landlord served a Notice of Termination effective September 11, 2020.
2. The Tenant vacated the rental unit on September 30, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,000.00.
4. The Landlord collected a rent deposit of \$2,000.00 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 March 12, 2020 to September 11, 2020.
6. The Tenant paid \$2,000.00 after the application was filed.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of September 30, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$1,564.10\*, which represents the amount of rent owing and compensation up to September 30, 2020, 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 June 29, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 30, 2021 at 2.00% annually on the balance outstanding.

**June 18, 2021**

**Date Issued**



Kathleen Wells

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.

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**Schedule 1  
SUMMARY OF CALCULATIONS**

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**A. Amount the Tenant must pay if the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	May 21, 2020 to September 11, 2020	\$4,649.31
Less the amount the Tenant paid to the Landlord		-\$2,000.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	September 12, 2020 to September 30, 2020	\$937.08
Less the rent deposit:		-\$2,000.00
Less the interest owing on the rent deposit:	March 12, 2020 to September 11, 2020	-\$22.29
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$1,564.10</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord if the tenancy is terminated:</b>		<b>\$1,750.10</b>

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