



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-15642-20

In the matter of: 1, 408 CANNON STREET E
HAMILTON ON L8L2C6

Between: Dinesh Thurairajah Landlord

and

Richard Andrews Tenant

Dinesh Thurairajah (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Andrews (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2021. The Landlord and the Landlords' representative Dale Skvereckas attended the hearing. As of 1:39p.m., the Tenant was not present or represented although properly served 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 1, 2020 to December 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective June 22, 2020.
2. The Tenant vacated the rental unit on February 1, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$1,073.10.
4. The Landlord collected a rent deposit of \$1,050.00 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 December 1, 2018 to June 22, 2020.
6. The Tenant paid \$0.01 after the application was filed.

It is ordered that:

1. The Tenancy is terminated as of February 1, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$7,410.03*, which represents the amount of rent owing and compensation up to February 1, 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 May 22, 2021, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2021 at 2.00% annually on the balance outstanding.



May 11, 2021
Date Issued

John Mazzilli
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.