



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

**File Number:** CEL-00649-21

**In the matter of:** 46 SWANSEA MEADOWS DRIVE  
BRAMPTON ON L7A2C4

**Between:** Dinesh Sharma Landlord

**and**

Miranda Grossman Downey Tenant

Dinesh Sharma (the 'Landlord') applied for an order to terminate the tenancy and evict Miranda Grossman Downey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on October 25, 2021. Only the Landlord attended the hearing. As of 2:01 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 March 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 19, 2021.
2. The Tenant vacated the rental unit on August 4, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,400.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord is not holding a last month's rent deposit.

**It is ordered that:**

1. The tenancy is terminated as of August 4, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$12,374.48\*, which represents the amount of rent owing and compensation up to August 4, 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 4, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 5, 2021 at 2.00% annually on the balance outstanding.

**November 5, 2021**

**Date Issued**

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5



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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: CEL-00649-21**

**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)	March 1, 2021 to May 19, 2021	\$6,299.18
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	May 20, 2021 to August 4, 2021	\$6,075.30
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$12,374.48</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord:</b>		<b>\$12,560.48</b>

2021 CanLII 145462 (ON LTB)