



Order under Subsection 87(1)  
**Residential Tenancies Act, 2006**

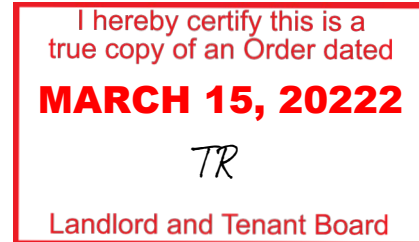
**File Number:** EAL-94239-21

**In the matter of:** 244 FORESTBROOK STREET  
KANATA ON K2K0B4

**Between:** Vamsi Mohan Reddy Pulagam

**and**

Jesse Burtch



Landlord

Tenant

Vamsi Mohan Reddy Pulagam (the 'Landlord') applied for an order requiring Jesse Burtch (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 15, 2022.

Only the Landlord attended the hearing. As of 2:35 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 was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated July 2, 2021. The Landlord is only seeking the rent owing to July 1, 2021, the last day of the rental term.
3. The Tenant did not pay the total rent the Tenant was required to pay for the period from April 2, 2020 to July 1, 2021.
4. The monthly rent is \$1,900.00.
5. The Landlord is holding a last month rent deposit in the amount of \$1,900.00. Interest is owing on the deposit from November 2, 2019.
6. The Tenant paid \$11,355.00 after the application was filed.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$4,296.30, which represents the amount of rent owing up to March 1, 2021 (\$6,245.00) minus the last month rent deposit and applicable interest (\$1,948.00).

2. The Tenant shall also pay to the Landlord \$201.00 for the cost of filing the application.
3. The total amount the Tenant owes the Landlord is \$4,497.30.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 26, 2022, the Tenant will start to owe interest. This will be simple interest calculated from March 27, 2022, at 2.00% annually on the balance outstanding.

**March 15, 2022**  
**Date Issued**

  
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Diane Wade  
Member, Landlord and Tenant Board

Eastern-RO  
255 Albert Street, 4th Floor  
Ottawa ON K1P6A9

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