



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-30460-21

In the matter of: 402, 215 GOSFORD BOULEVARD
NORTH YORK ON M3N2W2

Between: Elmpark Manor Apts Landlord

and

Tarun Ge Tenant

Elmpark Manor Apts (the 'Landlord') applied for an order to terminate the tenancy and evict Tarun Ge (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 5, 2021. The Landlord was represented by Patricia Marshall. As of 10:42 a.m. the Tenant was not present or represented at the hearing although properly served with notice of this hearing as it appears from the Certificate of Service.

Determinations:

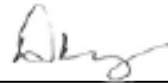
1. The Tenant has not paid the total rent the Tenant was required to pay for the period from January 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 27, 2021.
2. The Tenant vacated the rental unit on February 28, 2021. The Tenant was in possession of the rental unit on th date the application was filed.
3. The lawful monthly rent is \$1,559.55
4. The Landlord collected a rent deposit of \$1,559.54 from the Tenant and this deposit is still being held by the Landlord.
5. The Tenant made no payments after the application was filed.

It is ordered that:

1. The tenancy is terminated as of February 28, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$1,465.35*, which represents the amount of rent owing and compensation up to February 28, 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 July 24, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 25, 2021 at 2.00% annually on the balance outstanding.

July 12, 2021
Date Issued



Dawn King
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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 as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	January 1, 2021 to January 27, 2021	\$1,384.37
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	January 28, 2021 to February 28, 2021	\$1,640.64
Less the rent deposit:		-\$1,559.54
Less the interest owing on the rent deposit:	January 1, 2021 to January 27, 2021	-\$0.12
Amount owing to the Landlord on the order date: (total of previous boxes)		\$1,465.35
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$1,651.35

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