



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-19654-21

In the matter of: 4042 FRACCHIONI DRIVE
BEAMSVILLE ON L0R1B4

Between: Aseem Anand Landlord

and

Sarah Rachelle Eason Tenant

Aseem Anand (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Rachelle Eason (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 6, 2021.

As of 11:08 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. The Landlord's Legal Representative, Narinder Sidhu attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from September 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination.
2. The Tenant vacated the rental unit on June 15, 2021.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The monthly rent is \$2,500.00.
5. The Tenant has made no payments since the application was filed.

It is ordered that:

1. The tenancy is terminated as of June 15, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$22,294.33*, which represents the amount of rent owing and compensation up to June 15, 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 October 23, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 24, 2021 at 2.00% annually on the balance outstanding.

October 12, 2021
Date Issued



Peter Pavlovic
 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.

* 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:	September 1, 2020 to February 28, 2021	\$13,500.00
Plus compensation	March 1, 2021 to June 15, 2021	\$8,794.33
Amount owing to the Landlord on the order date: (total of previous boxes)		\$22,294.33
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$22,480.33