



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

**File Number:** TNL-29937-21

**In the matter of:** 305, 160 WELLINGTON STREET E  
AURORA ON L4G1J3

**Between:** Joanne Farrell Landlord

**and**

Jackie Common Tenants  
Jesse Bradley  
Sabrina Common

Joanne Farrell (the 'Landlord') applied for an order to terminate the tenancy and evict Jackie Common, Sabrina Common and Jesse Bradley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by way of a video conference on June 28, 2021. The Landlord attended the hearing, along with the Landlord's Legal Representative, S. Brown. As of 2:09 p.m., the Tenants were not present or represented at the hearing, although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from October 1, 2020 to January 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 28, 2020.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Landlord is not holding a rent deposit.
4. The Tenants did not make any payments to the Landlord after the application was filed.
5. The Tenants vacated the rental unit on January 31, 2021.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of January 31, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord \$6,622.98\*, which represents the amount of rent owing and compensation up to January 31, 2021.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing\* on or before February 11, 2021, the Tenants will start to owe interest. This will be simple interest calculated from February 12, 2021 at 2.00% annually on the balance outstanding.

**August 24, 2021**  
**Date Issued**



Arnab Quadry  
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**

**File Number: TNL-29937-21**

**A. Amount the Tenants must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	October 1, 2020 to December 28, 2020	\$4,789.70
Plus compensation: (from the day after the termination date in the Notice to the date of the unit was vacated)	December 29, 2020 to January 31, 2021	\$1,833.28
<b>Amount owing to the Landlord on the order date:</b> (total of previous boxes)		<b>\$6,622.98</b>
<b>Additional costs the Tenants must pay to the Landlord:</b>		<b>\$186.00</b>
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$6,808.98</b>

2021 CanLII 121558 (ON LTB)