



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

File Number: SWL-50820-21

In the matter of: 412, 160 CHERYHILL PLACE
LONDON ON N6H4M4

Between: Minto Properties Landlord

and

Shun Deng Tenant

Minto Properties (the 'Landlord') applied for an order requiring Shun Deng (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on August 5, 2021. Only the Landlord's Legal Representative, S. Lauersen attended the hearing. As of 9:36 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 did not pay the total rent the Tenant was required to pay for the period from January 1, 2021 to April 30, 2021.
2. The Tenant vacated the rental unit on April 30, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The application is amended to reflect the rent owing up to the end of April 30, 2021.
4. The lawful monthly rent was \$989.42.
5. The Landlord collected a rent deposit of \$989.42 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenant for the period from July 1, 2020 to March 31, 2021, in the amount of \$10.97.
6. The Tenant made no payments to the Landlord after the application was filed.

It is ordered that:

1. The Tenancy is terminated as of April 30, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$1,965.04, which represents the amount of rent owing up to April 30, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$201.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before September 13, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 14, 2021 at 2.00% annually on the balance outstanding.

September 2, 2021
Date Issued



Arnab Quadry
Member, Landlord and Tenant Board

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