



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-13671-20

In the matter of: 105, 1 RANNOCK STREET
SCARBOROUGH ON M1L2N9

Between: Dd Acquisitions Partnership Landlord

and

Rahul Singh Tenant

Dd Acquisitions Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Rahul Singh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on June 9, 2021. Only the Landlord's Legal Representative, J. Aloy attended the hearing. As of 1:49 p.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 has not paid the total rent the Tenant was required to pay for the period from April 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective November 17, 2020.
2. The Tenant vacated the rental unit on April 23, 2021. The Tenant was in possession of the rental unit at the time the application was filed.
3. The monthly rent is \$2,104.29.
4. The Tenant made no payments after the application was filed.
5. The Landlord collected a rent deposit of \$2,104.29 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from January 1, 2021.

It is ordered that:

1. The tenancy is terminated as of April 23, 2021, the date the Tenant gave vacant possession to the Landlord.

2. The Tenant shall pay to the Landlord \$20,133.32*, which represents the amount of rent owing and compensation up to April 23, 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.

June 23, 2021
Date Issued



Jitewa Edu
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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)	April 1, 2020 to November 17, 2020	\$11,604.70
Plus, compensation: (from the day after the termination date in the Notice to the date of the order)	November 18, 2020 to April 23, 2021	\$10,627.33
Less the rent deposit:		-\$2,104.29
Less the interest owing on the rent deposit:	January 1, 2021 to November 17, 2020	\$5.58
Amount owing to the Landlord on the order date: (total of previous boxes)		\$20,133.32
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord:		\$20,319.32

2021 CanLII 98510 (ON LTB)