



Order under Section 69
Residential Tenancies Act, 2006

File Number: NOL-42951-21

In the matter of: 4, 33 CRYSTAL PLACE
SAULT STE. MARIE ON P6B 5Z8

Between: Crystal Heights SSM Inc. Landlord

and

Kelly Nadon Tenant

Crystal Heights SSM Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kelly Nadon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 19, 2021 at 1:00 p.m.

The Landlord's Agent, Rahul Brahmabhatti attended the hearing. As of 2:31 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 May 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 25, 2021.
2. The Tenant vacated the rental unit on July 31, 2021.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The lawful monthly rent is \$900.00.
5. The Tenant made no payments after the application was filed.
6. The Landlord collected a rent deposit of \$900.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenant for the period from April 1, 2020 to June 1, 2021.

It is ordered that:

1. The tenancy is terminated as of July 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$1,318.34*, which represents the amount of rent owing and compensation up to July 31, 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 November 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 16, 2021 at 2.00% annually on the balance outstanding.

November 4, 2021
Date Issued



Peter Pavlovic
Member, Landlord and Tenant Board

Northern-RO
199 Larch Street, Provincial Building, Suite 301
Sudbury ON P3E5P9

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)	May 1, 2021 to June 1, 2021	\$444.01
Plus compensation: (from the day after the termination date in the Notice to the date of the Tenant moved)	June 2, 2021 to July 31, 2021	\$1,775.40
Less the rent deposit:		-\$900.00
Less the interest owing on the rent deposit:	April 1, 2020 to June 1, 2021	-\$1.07
Amount owing to the Landlord on the order date:(total of previous boxes)		\$1,318.34
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$1,504.34

2021 CanLII 145439 (ON LTB)