



Order under Section 69
Residential Tenancies Act, 2006

File Number: NOL-42815-21

In the matter of: 2, 34 FATHER COSTELLO DR
SCHUMACHER ON P0N1G0

Between: Nischal Ram Landlord

and

Cynthia Cayouette Tenant

Nischal Ram (the 'Landlord') applied for an order to terminate the tenancy and evict Cynthia Cayouette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 13, 2021. The Landlord's Legal Representative, Nancy Porter attended the hearing. As of 11:04 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 has not paid the total rent the Tenant was required to pay for the period from October 1, 2020 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 17, 2021.
2. The Tenant vacated the rental unit on July 13, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord is not holding a last month's rent deposit.
4. The Tenant made no payments after the application was filed.

It is ordered that:

1. The tenancy is terminated as of July 13, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$8,023.17*, which represents the amount of rent owing and compensation up to July 13, 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 September 6, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 7, 2021 at 2.00% annually on the balance outstanding.

August 26, 2021
Date Issued



Richard Ferriss
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) | October 1, 2020 to March 17, 2021 | \$4,725.07 |
| Plus compensation: (from the day after the termination date in the Notice to the date the Tenant moved out) | March 18, 2021 to July 13, 2021 | \$3,298.10 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$8,023.17 |
| Additional costs the Tenant must pay to the Landlord: | | \$186.00 |
| Plus daily compensation owing for each day of occupation starting July 14, 2021: | | \$27.95 (per day) |
| Total the Tenant must pay the Landlord as the tenancy is terminated: | | \$8,209.17 |

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