



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

**File Number:** CEL-99108-21

**In the matter of:** 1208, 2185 SHERIDAN PARK DRIVE  
MISSISSAUGA ON L5K1C7

**Between:** Imh Pool Viii Landlord

**and**

Janaya Williams-goodman Tenant

Imh Pool Viii (the 'Landlord') applied for an order to terminate the tenancy and evict Janaya Williams-goodman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Passcode: 698 7565 6669# on June 28, 2021. Only the Landlord's representative Matt Anderson attended the hearing.

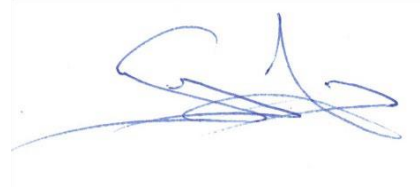
**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from November 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 2, 2021.
2. The Landlord collected a rent deposit of \$1,725.00 from the Tenant and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenant for the period from January 1, 2021 to March 2, 2021.
4. The Tenant vacated the rental unit on May 5, 2021.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of May 5, 2021.
2. The Tenant shall pay to the Landlord \$7,177.03\*, which represents the amount of rent owing and compensation up to May 5, 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 16, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 17, 2021 at 2.00% annually on the balance outstanding.



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Greg Joy  
Member, Landlord and Tenant Board

**July 5, 2021**

**Date Issued**

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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: CEL-99108-21**

**A. Amount the Tenant must pay the Landlord:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	November 1, 2020 to March 2, 2021	\$5,072.56
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	March 3, 2021 to May 5, 2021	\$3,829.76
Less the rent deposit:		-\$1,725.00
Less the interest owing on the rent deposit:	January 1, 2021 to March 2, 2021	-\$0.29
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$7,177.03</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord:</b>		<b>\$7,363.03</b>

2021 CanLII 103063 (ON LTB)