



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-52968-21

In the matter of: UPPER, 50 CRAIG STREET
LONDON ON N6C1E8

Between: Meghan Miller Landlord

and

Chris Noonan Tenants
Chris Rowan

2021 CanLII 139906 (ON LTB)

Meghan Miller (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Noonan and Chris Rowan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on September 9, 2021.

Only the Landlord's Legal Representative, T. Mobberley, attended the hearing. As of 2:50 p.m. the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from June 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective July 10, 2021.
2. The Tenants vacated the rental unit on July 31, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,200.00.
4. The Application is amended to reflect that the Landlord is currently holding a last month's rent deposit of \$600.00 rather than the original amount of \$1,200.00.
5. Interest on the rent deposit is owing to the Tenants for the period from October 21, 2020 to December 31, 2020.

It is ordered that:

1. The tenancy is terminated as of July 31, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord \$183.39*, which represents the amount of rent owing up to July 31, 2021, less the rent deposit and interest the Landlord owes on the rent deposit, plus the Landlord's cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing* on or before October 18, 2021, the Tenants will start to owe interest. This will be simple interest calculated from October 19, 2021 at 2.00% annually on the balance outstanding.



Nicola Mulima
Member, Landlord and Tenant Board

October 7, 2021

Date Issued

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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 Tenants must pay the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (as indicated in the application)	June 1, 2021 to July 31, 2021	\$600.00
Less the rent deposit:		-\$600.00
Less the interest owing on the rent deposit:	October 21, 2020 to December 31, 2020	-\$2.61
Amount owing to the Landlord on the order date: (total of previous boxes)		-\$2.61
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$183.39

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