



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-19157-21

In the matter of: 6, 196 RIFLE RANGE ROAD
HAMILTON ON L8S2G7

Between: Spotted Properties Inc. Landlord

and

Nami Sivan Tenant

Spotted Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nami Sivan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 29, 2021. Only the Landlord's Legal Representative, J. Walker, attended the hearing. As of 10:00 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 August 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 17, 2020.
2. The Tenant vacated the rental unit on May 28, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$600.00.
4. The Tenant paid \$2,000.00 after the application was filed.
5. The Landlord collected a rent deposit of \$600.00 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 July 31, 2020 to December 17, 2020.

It is ordered that:

1. The tenancy is terminated as of May 28, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

- 2. The Tenant shall pay to the Landlord \$2,771.53*, which represents the amount of rent owing and compensation up to May 28, 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 August 6, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 7, 2021 at 2.00% annually on the balance outstanding.

July 6, 2021
Date Issued

 Jitewa Edu
 Member, Landlord and Tenant Board

Southern-RO
 119 King Street West, 6th Floor
 Hamilton ON L8P4Y7

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)	August 1, 2020 to December 17, 2020	\$2,180.34
Less the amount the Tenant paid to the Landlord		-\$2,000.00
Plus, compensation: (from the day after the termination date in the Notice to the date of the order)	December 18, 2020 to May 28, 2021	\$3,196.26
Less the rent deposit:		-\$600.00
Less the interest owing on the rent deposit:	July 31, 2020 to December 17, 2020	-\$5.07
Amount owing to the Landlord on the order date: (total of previous boxes)		\$2,771.53
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$2,957.53

2021 CanLII 106870 (ON LTB)