



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-02321-21

In the matter of: 30 PENVILL TRAIL
BARRIE ON L4N1T7

Between: Maged Hennawy

Landlord

and

Kurt Glendenning

Tenant

Maged Hennawy (the 'Landlord') applied for an order to terminate the tenancy and evict Kurt Glendenning (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 29, 2021. Only the Landlord's Agent, Shalini Purij, attended the hearing. As of 2:29 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 March 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective August 16, 2021.
2. The Tenant vacated the rental unit on November 3, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,450.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant has made no payments since the application was filed.

It is ordered that:

1. The tenancy is terminated as of November 3, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$19,902.22*, which represents the amount of rent owing and compensation up to November 3, 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 January 9, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 10, 2022 at 2.00% annually on the balance outstanding.

December 29, 2021
Date Issued



Greg Brocanier
Member, Landlord and Tenant Board

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**

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A. Amount the Tenant must pay to the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	March 1, 2021 to August 16, 2021	\$13,538.77
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	August 17, 2021 to November 3, 2021	\$6,363.45
Amount owing to the Landlord on the order date: (total of previous boxes)		\$19,902.22
Additional costs the Tenant must pay to the Landlord:		\$186.00

Total the Tenant must pay the Landlord:	\$20,088.22
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2021 CanLII 149644 (ON LTB)