



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

**File Number:** CEL-98755-21

**In the matter of:** 4504, 50 ABSOLUTE AVENUE  
MISSISSAUGA ON L4Z0A8

**Between:** Dac Quang Dam Landlord

**and**

Simran K. Shergill Tenant

2021 CanLII 103094 (ON LTB)

Dac Quang Dam (the 'Landlord') applied for an order to terminate the tenancy and evict Simran K. Shergill (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 5, 2021. Only the Landlord and the Landlord's legal representative attended the hearing. As of 3:41 p.m. the Tenant was not present or represented 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 December 1, 2020 to May 7, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 16, 2021.
2. The Tenant vacated the rental unit on May 7, 2021. The Tenant was in possession of the rental unit when this application was filed.
3. The Landlord collected a rent deposit of \$2,225.00 from the Tenant and this deposit is still being held by the Landlord.
4. Interest on the rent deposit is owing to the Tenant for the period from August 18, 2020 to February 16, 2021.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated effective May 7, 2021, the date the rental unit was vacated.
2. The Tenant shall pay to the Landlord \$4,296.29\*, which represents the amount of rent owing and compensation up to May 7, 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 23, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 24, 2021 at 2.00% annually on the balance outstanding.

**July 12, 2021**  
**Date Issued**

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Vladimir Nikitin  
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**

**File Number: CEL-98755-21**

**A. Amount the Tenant must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	December 1, 2020 to February 16, 2021	\$670.41
Plus compensation: (from the day after the termination date in the Notice to the date unit vacated)	February 17, 2021 to May 7, 2021	\$5,852.00
Less the rent deposit:		-\$2,225.00
Less the interest owing on the rent deposit:	August 18, 2020 to February 16, 2021	-\$1.12
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$4,296.29</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$4,482.29</b>

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