



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-95567-20

In the matter of: 26 DARLINGTON CRESCENT
BRAMPTON ON L6T2Z2

Between: Sumant Sharma Landlord

and

Imre Nagy Tenant

Sumant Sharma (the 'Landlord') applied for an order to terminate the tenancy and evict Imre Nagy (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 Chitan Patel attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from April 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective August 14, 2020.
2. The Landlord collected a rent deposit of \$1,500.00 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, 2020 to August 14, 2020.
4. The Tenant vacated the rental unit on September 19, 2020.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of September 19, 2020.
2. The Tenant shall pay to the Landlord \$3,255.00*, which represents the amount of rent owing and compensation up to September 19, 2020, 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 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2021 at 2.00% annually on the balance outstanding.



July 5, 2021
Date Issued

Greg Joy
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 the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	April 1, 2020 to August 14, 2020	\$3,000.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	August 15, 2020 to September 19, 2020	\$1,775.52
Less the rent deposit:		-\$1,500.00
Less the interest owing on the rent deposit:	January 1, 2020 to August 14, 2020	-\$20.52
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,255.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord:		\$3,441.00

2021 CanLII 102847 (ON LTB)