



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

**File Number:** SWL-50074-21

**In the matter of:** A, 17 YALE STREET  
LONDON ON N6A3Y3

**Between:** Darcy Walker  
Irena Doslo  
1934282 Ontario Ltd.

Landlords

**and**

Emily King

Tenant

Darcy Walker, Irena Doslo and 1934282 Ontario Ltd. (the 'Landlords') applied for an order to terminate the tenancy and evict Emily King (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 5, 2021. Only the Landlord's legal representative, Tara Hess, attended the hearing. As of 9:49 a.m. the Tenant was not present or represented although properly served with the 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 June 30, 2021. Because of the arrears, the Landlords served a Notice of Termination effective March 17, 2021.
2. The Tenant vacated the rental unit on June 30, 2021. The Tenant was in possession of the rental unit when this application was filed.
3. The Landlords collected a rent deposit of \$2,050.00 from the Tenant and this deposit is still being held by the Landlords.
4. Interest on the rent deposit is owing to the Tenant for the period from February 3, 2021 to March 17, 2021.
5. The Tenant paid \$4,500.00 after the application was filed.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated as of June 30, 2021 the date rental unit was vacated.
2. The Tenant shall pay to the Landlords \$1,672.51\*, which represents the amount of rent owing and compensation up to June 30, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenant shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlords the full amount owing\* on or before August 23, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 24, 2021 at 2.00% annually on the balance outstanding.

**August 12, 2021**  
**Date Issued**

\_\_\_\_\_  
Vladimir Nikitin  
Member, Landlord and Tenant Board

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**

**File Number: SWL-50074-21**

**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)	March 1, 2021 to March 17, 2021	\$1,145.75
Less the amount the Tenant paid to the Landlords		-\$4,500.00
Plus compensation: (from the day after the termination date in the Notice to the date unit vacated)	March 18, 2021 to June 30, 2021	\$7,077.00
Less the rent deposit:		-\$2,050.00
Less the interest owing on the rent deposit:	February 3, 2021 to March 17, 2021	-\$0.24
Amount owing to the Landlords on the order date: (total of previous boxes)		<b>\$1,672.51</b>
Additional costs the Tenant must pay to the Landlords:		\$186.00
<b>Total the Tenant must pay the Landlords as the tenancy is terminated:</b>		<b>\$1,858.51</b>

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