



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-47026-20

In the matter of: 1, 188 PARK STREET
CHATHAM ON N7M3R9

Between: Shantu Dixit Landlord

and

Chris Russell Tenant

Shantu Dixit (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Russell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on June 10, 2021.

Only the Landlord's Legal Representative, A. Skinner, attended the hearing. As of 10:49 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 January 1, 2020 to February 28, 2021. Because of the arrears, the Landlord served a Notice of Termination effective August 19, 2020.
2. The Tenant vacated the rental unit on February 28, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$350.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant paid \$900.00 after the application was filed.

It is ordered that:

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

2. The Tenant shall pay to the Landlord \$4,408.06*, which represents the amount of rent owing and compensation up to February 28, 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 July 19, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 20, 2021 at 2.00% annually on the balance outstanding.



Alex Brkic
Member, Landlord and Tenant Board

July 8, 2021
Date Issued

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**

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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)	January 1, 2020 to August 19, 2020	\$3,086.63
Less the amount the Tenant paid to the Landlord		-\$900.00
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	August 20, 2020 to February 28, 2021	\$2,221.43
Amount owing to the Landlord on the order date: (total of previous boxes)		\$4,408.06
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord:		\$4,594.06

2021 CanLII 108258 (ON LTB)