



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

**File Number:** NOL-41635-20

**In the matter of:** BASEMENT, 441 OLIVER ROAD  
THUNDER BAY ON P7B2G4

**Between:** Dun Wang Landlord

**and**

Jordan Hollaby Tenants  
Kenna Wiseman

Dun Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Kenna Wiseman and Jordan Hollaby (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on June 24, 2021.

Only the Landlord's Agent, J. Wang, attended the hearing. The Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from November 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 16, 2020.
2. The Tenants vacated the rental unit on December 31, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$990.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$980.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from September 9, 2020 to December 16, 2020.

**It is ordered that:**

1. The tenancy is terminated as of December 31, 2020, the date the Tenants gave vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord \$813.17\*, which represents the amount of rent owing and compensation up to December 31, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing\* on or before July 26, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 27, 2021 at 2.00% annually on the balance outstanding.



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Jana Rozehnal  
Member, Landlord and Tenant Board

**July 15, 2021**  
**Date Issued**

Northern-RO  
199 Larch Street, Provincial Building, Suite 301  
Sudbury ON P3E5P9

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: NOL-41635-20**

**A. Amount the Tenants must pay the Landlord:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	November 1, 2020 to December 16, 2020	\$1,310.77
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	December 17, 2020 to December 31, 2020	\$488.25
Less the rent deposit:		-\$980.00
Less the interest owing on the rent deposit:	September 9, 2020 to December 16, 2020	-\$5.85
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$813.17</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord:</b>		<b>\$999.17</b>

2021 CanLII 103219 (ON LTB)