



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-12104-21

In the matter of: 224 LINKS CRESCENT
WOODSTOCK ON N4T0M1

Between: Symone Bromfield Landlord

and

Janet Llewellyn Tenant

Symone Bromfield (the 'Landlord') applied for an order to terminate the tenancy and evict Janet Llewellyn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed NSF cheque charges and related administration charges.

This application was heard by videoconference on January 13, 2022. The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from July 16, 2020 to October 15, 2021. Because of the arrears, the Landlord served a Notice of Termination effective September 16, 2021.
2. The Tenant vacated the rental unit on October 27, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$1,700.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant has made no payments since the application was filed.
6. The Landlord incurred charges of \$21.00 for cheques tendered by or on behalf of the Tenant, which were returned NSF and \$60.00 for related administration charges.

It is ordered that:

1. The tenancy is terminated as of October 27, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord **\$18,348.17***, which represents the amount of rent owing and compensation up to October 27, 2021 and the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenant.
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 February 1, 2022, the Tenant will start to owe interest. This will be simple interest calculated from February 2, 2022 at 2.00% annually on the balance outstanding.

January 21, 2022
Date Issued

Michael Di Salle
Michael Di Salle
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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 as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	July 16, 2020 to September 15, 2021	\$15,896.49
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	September 16, 2021 to October 27, 2021	\$2,370.68
NSF cheque charges:		\$21.00
Administration charges related to NSF cheque charges:		\$60.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$18,348.17
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$18,534.17

2022 CanLII 78820 (ON LTB)