



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-52652-21

In the matter of: UPPER, 2 MCLEOD CRESCENT
LONDON ON N5X 1S8

Between: Chetan Sood Landlord

and

Jeffrey Thomas Addison McArdle Tenant

Chetan Sood (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey Thomas Addison McArdle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 23, 2021. The Landlord attended the hearing. As of 10:52 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 April 1, 2021 to September 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective June 30, 2021.
2. The Tenant vacated the rental unit on September 9, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$ 1,500.00.
4. The Tenant made no payments after the application was filed.
5. There is no last month's rent deposit.

It is ordered that:

1. The tenancy is terminated as of September 9, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord **\$7,981.18***, which represents the amount of rent owing and compensation up to September 9, 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 October 18, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 19, 2021 at 2.00% annually on the balance outstanding.

October 7, 2021
Date Issued

Michael Di Salle
Michael Di Salle
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**

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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)	April 1, 2021 to June 29, 2021	\$4,430.14
Plus compensation: (from the day after the termination date in the Notice to the date of the Tenant moved)	June 30, 2021 to September 9, 2021	\$3,551.04
Amount owing to the Landlord on the order date:(total of previous boxes)		\$7,981.18
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$8,167.18

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