



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

**File Number:** SWL-49665-21

**In the matter of:** 12, 88 KING EDWARD AVENUE  
LONDON ON N5Z3S8

**Between:** King Edward Apartments

Landlord

**and**

Ethan Marks

Tenant

King Edward Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Ethan Marks (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via video/teleconference on June 17, 2021.

The Landlord's Agent Manny Bedi and the Tenant attended the hearing.

**Background and Determinations:**

1. The Landlord served a Notice of Termination effective February 21, 2021 because the Tenant has not paid the total rent the Tenant was required to pay for the period from February 1, 2021 to March 31, 2021.
2. The Tenant was in possession of the rental unit when the application was filed.
3. The monthly lawful rent is \$1,040.40.
4. The Landlord collected a rent deposit of \$1037.93 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenant for the period from October 1, 2018.
5. Since the filing of the application the Tenant has paid all the arrears of rent owing up to June 30, 2021.
6. A small balance of the Landlord's cost of the application fee in the amount of \$88.00\* is owing and the Tenant agreed to pay the balance owing\* on or before June 30, 2021.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$88.00\*, which represents the balance owing to the Landlord for the cost of the application filing fee.

2. If the Tenant has not paid pay the Landlord the full amount owing\* on or before June 30, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2021 at 2.00% annually on the balance outstanding.



**July 29, 2021**  
**Date Issued**

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Randy Aulbrook  
Member, Landlord and Tenant Board

South West-RO  
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.