



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-46662-20

In the matter of: 2, 100 KING EDWARD AVENUE
LONDON ON N5Z3T1

Between: Darrell Gilbert Landlord

and

Logan Coleman Tenant

Darrell Gilbert (the 'Landlord') applied for an order to terminate the tenancy and evict Logan Coleman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 27, 2021. Only the Landlord's Legal Representative, Carmen Dawdy, attended the hearing. As of 9:45 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

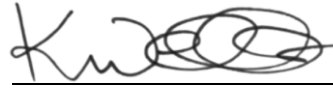
1. The Tenant has not paid the total rent the Tenant was required to pay for the period from August 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective September 8, 2020.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$980.00.
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's Legal Representative stated that the Tenant does not have a telephone and that the Landlord has reached out to the Tenant to discuss the arrears by knocking on the Tenant's door on multiple occasions, but has not been successful in his attempt to negotiate a payment plan with the Tenant.

7. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenant, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 6, 2021.
2. The Tenant shall pay to the Landlord \$9,881.55*, which represents the amount of rent owing and compensation up to June 25, 2021.
3. The Tenant shall also pay to the Landlord \$32.22 per day for compensation for the use of the unit starting June 26, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing* on or before July 6, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 7, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 6, 2021, then starting July 7, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after July 7, 2021.
8. If the Tenant wishes to void this order and continue the tenancy, the Tenant must pay to the Landlord or to the Board in trust:
 - i) \$10,266.00 if the payment is made on or before June 30, 2021, or
 - ii) \$11,246.00 if the payment is made on or before July 6, 2021**.If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The amounts owing** to continue the tenancy in paragraph 8 above include rent that has come due since the hearing. The Landlord must apply any payments made by the Tenant since the hearing against the amount owing.
10. The Tenant may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after July 7, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

June 25, 2021
Date Issued



Kathleen Wells
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 7, 2022 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

- * Refer to section A on the attached Summary of Calculations.
- ** Refer to section B on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

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A. Amount the Tenant must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	August 1, 2020 to September 8, 2020	\$537.75
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	September 9, 2020 to June 25, 2021	\$9,343.80
Amount owing to the Landlord on the order date: (total of previous boxes)		\$9,881.55
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting June 26, 2021:		\$32.22 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$10,067.55, + \$32.22 per day starting June 26, 2021

B. Amount the Tenant must pay to void the eviction order and continue the tenancy:

1. If the payment is made on or before June 30, 2021:

Reasons for amount owing	Period	Amount
Arrears:	August 1, 2020 to June 30, 2021	\$10,080.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before June 30, 2021	\$10,266.00

2. If the payment is made after June 30, 2021 but on or before July 6, 2021:

Reasons for amount owing	Period	Amount
Arrears:	August 1, 2020 to July 31, 2021	\$11,060.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before July 6, 2021	\$11,246.00