



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

**File Number:** SWL-46776-20

**In the matter of:** 395 SPEIGHT BOULEVARD  
LONDON ON N5V3J8

**Between:** John Di Pasquale Landlord

**and**

Tracy Robins Tenant

John Di Pasquale (the 'Landlord') applied for an order to terminate the tenancy and evict Tracy Robins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 3, 2021.

Only the Landlord's legal representative Stephanie Logan attended the hearing.

The Tenant was not present or represented by 3:24 p.m. although properly served with notice of the hearing by the Board.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from January 1, 2019 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 31, 2020.
2. The Tenant vacated the rental unit on February 1, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,500.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant paid \$1,500.00 after the application was filed.

**It is ordered that:**

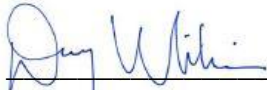
1. The tenancy is terminated as of February 1, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$12,886.76\*, which represents the amount of rent owing and compensation up to February 1, 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 July 26, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 27, 2021 at 2.00% annually on the balance outstanding.

**July 15, 2021**

**Date Issued**

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6

  
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Douglas Wilkins  
Member, Landlord and Tenant Board

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: SWL-46776-20**

**A. Amount the Tenant must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	January 1, 2019 to October 31, 2020	\$9,800.00
Less the amount the Tenant paid to the Landlord		-\$1,500.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	November 1, 2020 to February 1, 2021	\$4,586.76
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$12,886.76</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$13,072.76</b>

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