



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-99374-21

In the matter of: 125, 2860 6TH AVENUE W
OWEN SOUND ON N4K5X8

Between: Skyline Living Landlord

and

Melissa McPherson Tenant

Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa McPherson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed administration charges related to NSF cheques.

This application was heard by videoconference on July 12, 2021. Only the Landlord's agent, Lila Durnford attended the hearing. As of 2:00 p.m. the Tenant was not present or represented although properly served with the 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 March 1, 2020 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 10, 2021.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$918.21.
4. The Landlord incurred charges of \$220.00 for administration charges related to cheques tendered by or on behalf of the Tenant, which were returned NSF.
5. The Landlord collected a rent deposit of \$922.92 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from November 1, 2020 to March 10, 2021.
7. The Tenant paid \$922.92 after the application was filed.

8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of Covid-19 on the parties and whether the Landlord attempted to negotiate a payment 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 30, 2021.
2. The Tenant shall pay to the Landlord \$6,354.12*, which represents the amount of rent owing and compensation up to July 19, 2021 and the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenant, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$30.19 per day for compensation for the use of the unit starting July 20, 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 30, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 31, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 30, 2021, then starting July 31, 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 31, 2021.
8. If, on or before July 30, 2021, the Tenant pays the amount of \$7,797.65** to the Landlord or to the Board in trust, this order for eviction will be void. This means that the tenancy would not be terminated and the Tenant could remain in the unit. If this payment is not made in full and on time, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 31, 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.



Vladimir Nikitin
Member, Landlord and Tenant Board

July 19, 2021
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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 31, 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**

File Number: CEL-99374-21

2021 CanLII 103089 (ON LTB)

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)	March 1, 2020 to March 10, 2021	\$4,025.40
Less the amount the Tenant paid to the Landlord		-\$922.92
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	March 11, 2021 to July 19, 2021	\$3,954.89
Less the rent deposit:		-\$922.92
Less the interest owing on the rent deposit:	November 1, 2020 to March 10, 2021	-\$0.33
Administration charges related to NSF cheque charges:		\$220.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$6,354.12
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting July 20, 2021:		\$30.19 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$6,540.12, + \$30.19 per day starting July 20, 2021

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

Reasons for amount owing	Period	Amount
Arrears:	March 1, 2020 to July 31, 2021	\$8,314.57
Less the amount the Tenant paid to the Landlord		-\$922.92
Additional costs the Tenant must pay to the Landlord:		\$186.00
Administration charges related to NSF cheque charges:		\$220.00
Total the Tenant must pay to continue the tenancy:	On or before July 30, 2021	\$7,797.65