



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-54046-21

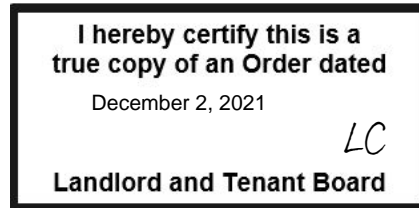
In the matter of: 2071 LANARK COURT
SARNIA ON N7S 4E2

Between: 2837913 Ontario Incorporated

Landlord

and

Brianne Watson



Tenant

2837913 Ontario Incorporated (the 'Landlord') applied for an order to terminate the tenancy and evict Brianne Watson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via video conference on November 25, 2021. Only the Landlord's Legal Representative, Theodore Smith, attended the hearing. As of 1:50 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord and Tenant Board (the 'Board').

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from June 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective August 16, 2021.
2. The Tenant vacated the rental unit on September 1, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$1,800.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant has made no payments since the application was filed.

It is ordered that:

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

2. The Tenant shall pay to the Landlord \$3,443.73,* which represents the amount of rent owing and compensation up to September 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 December 13, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 14, 2021 at 2.00% annually on the balance outstanding.

December 2, 2021

Date Issued


Kevin Lundy
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A 5N6

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)	June 1, 2021 to August 16, 2021	\$2,496.85
Plus compensation: (from the day after the termination date in the Notice to the date that the Tenant vacated the rental unit)	August 17, 2021 to September 1, 2021	\$946.88
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,443.73
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$3,629.73