



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

**File Number:** NOL-41914-21

**In the matter of:** 1, 304 WILSON STREET  
SAULT STE. MARIE ON P6B2K5

**Between:** David Vilaca Landlord

**and**

Ashley Matheson Tenant

David Vilaca (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Matheson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on November 18, 2021. Only the Landlord attended the hearing. As of 10:06 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 December 1, 2020 to March 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 18, 2021.
2. The Tenant vacated the rental unit on March 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$950.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$450.00 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 April 1, 2019 to December 31, 2020.

**It is ordered that:**

1. The tenancy is terminated as of March 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$3,393.38\*, which represents the amount of rent owing and compensation up to March 31, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
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 30, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 31, 2021 at 2.00% annually on the balance outstanding.

**November 30, 2021**  
**Date Issued**

Northern-RO  
199 Larch Street, Provincial Building, Suite 301  
Sudbury ON P3E5P9



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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: NOL-41914-21**

**A. Amount the Tenant must pay the Landlord:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	December 1, 2020 to January 18, 2021	\$1,512.19
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	January 19, 2021 to March 31, 2021	\$2,248.56
Less the rent deposit:		-\$450.00
Less the interest owing on the rent deposit:	April 1, 2019 to December 31, 2020	-\$17.37
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$3,393.38</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord:</b>		<b>\$3,479.38</b>

2021 CanLII 148013 (ON LTB)