



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

**File Number:** EAL-96481-21

**In the matter of:** 4, 87 KING STREET EAST  
BROCKVILLE ON K6V1B4

**Between:** Robert Sheridan Landlord  
  
**and**  
  
Dylan Molson Tenant

Robert Sheridan (the 'Landlord') applied for an order to terminate the tenancy and evict Dylan Molson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes ('L1 application'); and because the Tenant has been persistently late in paying the Tenant's rent ('L2 application')

This application was heard by videoconference on October 6, 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. At the hearing, the Landlord sought to withdraw the L2 application and the Board consented to the request.
2. The hearing proceeded on the merits of the L1 application only.
3. The Tenant has not paid the total rent the Tenant was required to pay for the period from April 1, 2021 to October 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective April 21, 2021.
4. The Tenant vacated the rental unit on October 4, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
5. The lawful monthly rent was \$685.00.
6. The Landlord collected a rent deposit of \$685.00 from the Tenant and this deposit is still being held by the Landlord.

7. Interest on the rent deposit is owing to the Tenant for the period from July 25, 2019 to April 21, 2021.
8. The Tenant paid \$2,740.00 after the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of October 4, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$770.62\*, which represents the amount of rent owing and compensation up to October 4, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$201.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing\* on or before November 27, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 28, 2021 at 2.00% annually on the balance outstanding.

**November 16, 2021**  
**Date Issued**

  
\_\_\_\_\_  
Khalid Akram  
Member, Landlord and Tenant Board

Eastern-RO  
255 Albert Street, 4th Floor  
Ottawa ON K1P6A9

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:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	April 1, 2021 to April 21, 2021	\$472.93
Less the amount the Tenant paid to the Landlord		-\$2,740.00
Plus compensation:	April 22, 2021 to October 4, 2021	\$3,738.32
Less the rent deposit:		-\$685.00
Less the interest owing on the rent deposit:	July 25, 2019 to April 21, 2021	-\$15.63
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$770.62</b>
Additional costs the Tenant must pay to the Landlord:		\$201.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$971.62</b>

2021 CanLII 146699 (ON LTB)