



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-47304-20

In the matter of: 68 CEDAR STREET
WOODSTOCK ON N4S3P8

Between: Arlene Young Landlord

and

Olivia Booth Tenants
Richard Thorton

Arlene Young (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Thorton and Olivia Booth (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard in Passcode: 624 5450 2556# on June 17, 2021. Only the Landlord's representative Keith Cowgill attended the hearing.

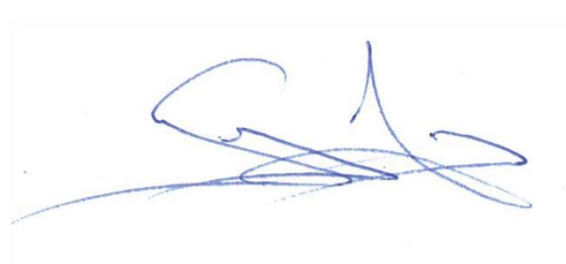
Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from October 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective November 21, 2020.
2. The Landlord collected a rent deposit of \$1,750.00 from the Tenants and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenants for the period from June 1, 2020 to November 21, 2020.
4. The Tenants paid \$1,800.00 after the application was filed.
5. The Tenant vacated the rental unit on April 3, 2021.

It is ordered that:

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 3, 2021.

2. The Tenants shall pay to the Landlord \$4,761.35*, which represents the amount of rent owing and compensation up to April 3, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing* on or before April 14, 2021, the Tenants will start to owe interest. This will be simple interest calculated from April 15, 2021 at 2.00% annually on the balance outstanding.



Greg Joy
Member, Landlord and Tenant Board

June 22, 2021
Date Issued

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

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 Tenants must pay the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	October 1, 2020 to November 21, 2020	\$678.22
Less the amount the Tenants paid to the Landlord		-\$1,800.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	November 22, 2020 to April 3, 2021	\$7,651.49
Less the rent deposit:		-\$1,750.00
Less the interest owing on the rent deposit:	June 1, 2020 to November 21, 2020	-\$18.36
Amount owing to the Landlord on the order date: (total of previous boxes)		\$4,761.35
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$4,947.35

2021 CanLII 98019 (ON LTB)