



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-09613-21

In the matter of: 321, 1460 WHITES ROAD
PICKERING ON L1V0E8

Between: Nanthakumar Maharajah Landlord

and

Emma Rose Ivens Tenant

Nanthakumar Maharajah (the 'Landlord') applied for an order to terminate the tenancy and evict Emma Rose Ivens (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on July 29, 2021.

Only the Landlord's Legal Representative, S. Sinnarajah, attended the hearing. As of 10:08 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 May 1, 2020 to April 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 22, 2021.
2. The Tenant vacated the rental unit on April 30, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,300.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$2,000.00 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 17, 2020 to December 31, 2020.

It is ordered that:

1. The tenancy is terminated as of April 30, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$11,443.11*, which represents the amount of rent owing and compensation up to April 30, 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 August 17, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 18, 2021 at 2.00% annually on the balance outstanding.

August 6, 2021

Date Issued

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5



Richard Ferriss
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**

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A. Amount the Tenant must pay the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	May 1, 2020 to January 22, 2021	\$6,063.56
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	January 23, 2021 to April 30, 2021	\$7,410.76
Less the rent deposit:		-\$2,000.00
Less the interest owing on the rent deposit:	April 17, 2020 to December 31, 2020	-\$31.21
Amount owing to the Landlord on the order date: (total of previous boxes)		\$11,443.11
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting May 1, 2021:		\$75.62 (per day)
Total the Tenant must pay the Landlord:		\$11,629.11

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