



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-13247-20

In the matter of: 206, 100 MCKAY STREET
CANNINGTON ON L0E1E0

Between: Durham Region Non-profit Housing Corp. Landlord

and

Emily Harper Tenant

Durham Region Non-profit Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Emily Harper (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 26, 2021. Only the Landlord's Legal Representative, Arlene Herscheid attended the hearing. As of 2:11 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing as it appears from the Certificate of Service.


Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from September 1, 2020 to March 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 27, 2020.
2. The Tenant vacated the rental unit on March 24, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$920.00.
4. The Landlord collected a rent deposit of \$920.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from June 29, 2020 to October 27, 2020.
6. The Tenant paid \$1,692.00 after the application was filed.

It is ordered that:

1. The Tenancy is terminated as of March 24, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$3,242.94*, which represents the amount of rent owing and compensation up to March 24, 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 July 17, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 18, 2021 at 2.00% annually on the balance outstanding.

July 7, 2021
Date Issued



Diane Wade
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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) | September 1, 2020 to October 27, 2020 | \$1,384.66 |
| Less the amount the Tenant paid to the Landlord | | -\$1,692.00 |
| Plus compensation: (from the day after the termination date in the Notice to the date the Tenant vacated) | October 28, 2020 to March 24, 2021 | \$4,477.00 |
| Less the rent deposit: | | -\$920.00 |
| Less the interest owing on the rent deposit: | June 29, 2020 to October 27, 2020 | -\$6.72 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$3,242.94 |
| Additional costs the Tenant must pay to the Landlord: | | \$186.00 |
| Total the Tenant must pay the Landlord as the tenancy is terminated: | | \$3,428.94 |

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