



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

**File Number:** SWL-52725-21

**In the matter of:** 20, 249 PILLETTE RD  
WINDSOR ON N8Y 3B1

**Between:** 1000432 Ontario Inc.

Landlord

**and**

Madison Shultz

Tenant

1000432 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Madison Shultz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 23, 2021. The Landlord, Julia D' Emilio, attended the hearing. As of 10:18 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 June 1, 2021 to September 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective June 16, 2021.
2. The Tenant vacated the rental unit on July 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$980.00.
4. The Tenant made no payments after the application was filed.
5. There is no last month's rent deposit.

**It is ordered that:**

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

2. The Tenant shall pay to the Landlord **\$1,765.41\***, which represents the amount of rent owing and compensation up to July 31, 2021.
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 October 18, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 19, 2021 at 2.00% annually on the balance outstanding.

**October 7, 2021**  
**Date Issued**

*Michael Di Salle*  
Michael Di Salle  
Member, Landlord and Tenant Board

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 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)	June 1, 2021 to June 16, 2021	\$315.51
Plus compensation: (from the day after the termination date in the Notice to the date of the Tenant moved)	June 17, 2021 to July 31, 2021	\$1,449.90
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$1,765.41</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$1,951.41</b>

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