



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

**File Number:** SOL-26511-21

**In the matter of:** 205, 70 MAIN STREET  
ST. CATHERINES ON L2N4T9

**Between:** Anexxa Technologies Inc.

**and**

William H. Goba

I hereby certify this is a  
true copy of an Order dated

**Apr 5, 2022**

Landlord and Tenant Board

Landlord

Tenant

Anexxa Technologies Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict William H. Goba (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on March 15, 2022.

Only the Landlord's Agent, Nora Jamieson, attended the hearing. As of 9:52 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 February 15, 2021 to January 14, 2022. Because of the arrears, the Landlord served a Notice of Termination effective November 25, 2021.
2. The Tenant vacated the rental unit on December 15, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,600.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,600.00 from the Tenant and this deposit is still being held by the Landlord.

**It is ordered that:**

1. The tenancy is terminated as of December 15, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$14,430.63\*, which represents the amount of rent owing and compensation up to December 15, 2021, less 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 April 16, 2022, the Tenant will start to owe interest. This will be simple interest calculated from April 17, 2022 at 2.00% annually on the balance outstanding.

**April 5, 2022**  
**Date Issued**

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

  
\_\_\_\_\_  
Susan Priest  
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**

**File Number: SOL-26511-21**

**A. Amount the Tenant must pay the Landlord:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	February 15, 2021 to November 25, 2021	\$14,978.63
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	November 26, 2021 to December 15, 2021	\$1,052.00
Less the rent deposit:		-\$1,600.00
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$14,430.63</b>
Additional costs the Tenant must pay to the Landlord:		\$201.00
<b>Total the Tenant must pay the Landlord:</b>		<b>\$14,631.63</b>