



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

**File Number:** TSL-23499-21

**In the matter of:** 519, 260 WELLESLEY STREET E  
TORONTO ON M4X1G6

**Between:** 260 Wellesley Residences Landlord

**and**

Violet May Thompson Tenant

260 Wellesley Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Violet May Thompson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 17, 2021. Only the Landlord's Agent, Charlie Bobrowsky, attended the hearing. As of 2:44 p.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, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective August 4, 2021.
2. The Tenant vacated the rental unit on August 11, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,323.91.
4. The Landlord is not holding a last month's rent deposit.
5. The Landlord collected a rent deposit of \$1,323.91 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 January 1, 2021 to August 4, 2021.

**It is ordered that:**

1. The tenancy is terminated as of August 11, 2021, the date the Tenant returned vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$899.87\*, which represents the amount of rent owing and compensation up to August 11, 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 December 28, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 29, 2021 at 2.00% annually on the balance outstanding.

**December 17, 2021**  
**Date Issued**



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Greg Brocanier  
Member, Landlord and Tenant Board

Toronto South-RO  
15 Grosvenor Street, 1st Floor  
Toronto ON M7A 2G6

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: TSL-23499-21**

**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)	May 1, 2021 to August 4, 2021	\$1,919.85
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	August 5, 2021 to August 11, 2021	\$304.71
Less the rent deposit:		-\$1,323.91
Less the interest owing on the rent deposit:	January 1, 2021 to August 4, 2021	-\$0.78
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$899.87</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>\$1,085.87</b>

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