



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

**File Number:** SOL-21549-21

**In the matter of:** 1, 29 ROSEWOOD ROAD  
HAMILTON ON L8H1A1

**Between:** Cornerstone Select Properties

Landlord

**and**

Austin Whitworth  
Shirley May Worden

Tenants

Cornerstone Select Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Shirley May Worden and Austin Whitworth (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 10, 2021. Only the Landlord's Agent, Violeta Koclev, attended the hearing.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from April 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective April 27, 2021.
2. The Tenants vacated the rental unit on May 31, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,525.00.
4. The Landlord collected a rent deposit of \$1,525.00 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from February 27, 2020 to April 27, 2021.
6. The Tenants have made no payments since the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of May 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$1,531.67\*, which represents the amount of rent owing and compensation up to May 31, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing\* on or before September 4, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 5, 2021 at 2.00% annually on the balance outstanding.

**August 24, 2021**  
**Date Issued**



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Khalid Akram  
Member, Landlord and Tenant Board

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

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-21549-21**

**A. Amount the Tenants 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)	April 1, 2021 to April 27, 2021	\$1,353.70
Plus compensation:	April 28, 2021 to May 31, 2021	\$1,704.76
Less the rent deposit:		-\$1,525.00
Less the interest owing on the rent deposit:	February 27, 2020 to April 27, 2021	-\$1.79
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$1,531.67</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$1,717.67</b>

2021 CanLII 118130 (ON LTB)