



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

**File Number:** TEL-16267-21

**In the matter of:** 14501 COUNTRY ROAD 2  
CRAMAHE ON K0K1H0

**Between:** Brennan McMahon Landlord

**and**

Stella Olmstead Tenant

Brennan McMahon (the 'Landlord') applied for an order to terminate the tenancy and evict Stella Olmstead (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in video conference room 103 on August 4, 2021 at 9:49AM.

Only the Landlord's representative, B. Rubin, attended the hearing. The Tenant did not attend the proceedings for the remainder of the hearing block.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from June 1, 2020 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 31, 2021.
2. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
3. The Tenant was evicted from the rental unit on July 30, 2021, pursuant to Board order TEL-12271-20, issued on May 28, 2021.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant was evicted from the rental unit on July 30, 2021.
2. The Tenant shall pay to the Landlord \$12,978.48\*, which represents the amount of rent owing and compensation up to July 30, 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 November 14, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 15, 2021 at 2.00% annually on the balance outstanding.



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Harry Cho  
Member, Landlord and Tenant Board

**November 3, 2021**

**Date Issued**

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**

**File Number: TEL-16267-21**

**A. Amount the Tenant must pay if 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, 2020 to March 31, 2021	\$9,000.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 1, 2021 to July 30, 2021	\$3,978.48
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$12,978.48</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord if the tenancy is terminated:</b>		<b>\$13,164.48</b>

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