



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-51963-21

In the matter of: 305, 740 KIPPS LANE
LONDON ON N5Y4R8

Between: Galaxy Value Add Ontario Properties Lp Landlord

and

Beverly Fitzpatrick Tenant

Galaxy Value Add Ontario Properties Lp (the 'Landlord') applied for an order to terminate the tenancy and evict Beverly Fitzpatrick (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 5, 2021. Only the Landlord's legal representative, Katrina Murrell, attended the hearing. As of 10:31 a.m. the Tenant was not present or represented although properly served with the 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 January 1, 2021 to July 9, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 16, 2021.
2. The Tenant vacated the rental unit on July 9, 2021. The Tenant was in possession of the rental unit when this application was filed.
3. The lawful monthly rent was \$927.08.
4. The Landlord collected a rent deposit of \$50.37 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from November 3, 2020 to May 16, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of July 9, 2021 the date Tenant vacated the rental unit.

2. The Tenant shall pay to the Landlord \$3,519.15*, which represents the amount of rent owing and compensation up to July 9, 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 August 23, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 24, 2021 at 2.00% annually on the balance outstanding.



Vladimir Nikitin
Member, Landlord and Tenant Board

July 9, 2021
Date Issued

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:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	January 1, 2021 to May 16, 2021	\$1,923.62
Plus compensation: (from the day after the termination date in the Notice to the date unit vacated)	May 17, 2021 to July 9, 2021	\$1,645.92
Less the rent deposit:		-\$50.37
Less the interest owing on the rent deposit:	November 3, 2020 to May 16, 2021	-\$0.02
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,519.15
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting July 10, 2021:		\$30.48 (per day)
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$3,705.15

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