



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

**File Number:** TSL-15337-20

**In the matter of:** 1609, 300 FRONT STREET W  
TORONTO ON M5V0E9

**Between:** Del Condominium Rentals Inc Landlord  
  
**and**  
  
Eugene Veeden Tenant

Del Condominium Rentals Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Eugene Veeden (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed NSF cheque charges and related administration charges.

This application was heard via video conference on July 7, 2021.

Only the Landlord's legal representative, Sabah Fatima, attended the hearing.

At 9:46 a.m., the Tenant was not present or represented at the hearing.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from March 1, 2020 to August 10, 2020. Because of the arrears, the Landlord served a Notice of Termination effective March 24, 2020.
2. The Tenant vacated the rental unit on August 10, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent was \$2,435.99.
4. The Tenant did not make any payments after the application was filed.
5. The Landlord incurred charges of \$90.00 for cheques tendered by or on behalf of the Tenant, which were returned NSF and \$120.00 for related administration charges.
6. The Landlord collected a rent deposit of \$2,300.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenant for the period from March 1, 2020 to March 24, 2020.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of August 10, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$10,961.28\*, which represents the amount of rent owing and compensation up to August 10, 2020 and the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenant, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$175.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing\* on or before August 1, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 2, 2021 at 2.00% annually on the balance outstanding.

**July 21, 2021**  
**Date Issued**

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Debbie Mosaheb  
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**

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**A. Amount the Tenant must pay to 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)	March 1, 2020 to March 24, 2020	\$1,922.10
Plus compensation: (from the day after the termination date in the Notice to the date the Tenant moved out of the unit)	March 25, 2020 to August 10, 2020	\$11,132.51
Less the rent deposit:		-\$2,300.00
Less the interest owing on the rent deposit:	March 1, 2020 to March 24, 2020	-\$3.33
NSF cheque charges:		\$90.00
Administration charges related to NSF cheque charges:		\$120.00
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$10,961.28</b>
Additional costs the Tenant must pay to the Landlord:		\$175.00
<b>Total the Tenant must pay the Landlord:</b>		<b>\$11,136.28</b>

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