



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-09432-21

In the matter of: 3307, 385 PRINCE OF WALES DRIVE
MISSISSAUGA ON L5B0C6

Between: Remo Melaragno Landlord

and

Aboyowa Okoturo Tenant

Remo Melaragno (the 'Landlord') applied for an order to terminate the tenancy and evict Aboyowa Okoturo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 13, 2021.

The Landlord's Agent, Jonathan Solomon attended the hearing. As of 10:34 a.m., the Tenants were 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 August 1, 2020 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 26, 2021.
2. The Tenant vacated the rental unit on July 12, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,000.00.

It is ordered that:

1. The Tenancy is terminated as of July 12, 2021, the date that the tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$22,189.84*, which represents the amount of rent owing and compensation up to July 12, 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 August 31, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2021 at 2.00% annually on the balance outstanding.



August 20, 2021
Date Issued

John Mazzilli
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.