



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-12671-21

In the matter of: 306, 70 KING STREET E
OSHAWA ON L1H0A2

Between: TT7 Inc.

and

Brandon Johnston

I hereby certify this is a
true copy of an Order dated

April 13, 2022

Christine Litch

Landlord and Tenant Board

Landlord

Tenant

TT7 Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Brandon Johnston (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 by videoconference on March 23, 2022. Only the Landlord attended the hearing. As of 2:14 p.m., the Tenant was 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 October 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 29, 2021.
2. The Tenant vacated the rental unit on December 23, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$1,605.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord incurred charges of \$20.00 for cheques tendered by or on behalf of the Tenant, which were returned NSF and \$80.00 for related administration charges.
6. The Landlord collected a rent deposit of \$1,605.00 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 January 15, 2020 to October 29, 2021.

It is ordered that:

1. The tenancy is terminated as of December 23, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord **\$2,924.72***, which represents the amount of rent owing and compensation up to December 23, 2021 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 **\$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 April 24, 2022, the Tenant will start to owe interest. This will be simple interest calculated from April 24, 2022 at 2.00% annually on the balance outstanding.

April 13, 2022
Date Issued

Michael Di Salle

Michael Di Salle
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.

* 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)	October 1, 2021 to October 29, 2021	\$1,530.25
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 30, 2021 to December 23, 2021	\$2,902.35
Less the rent deposit:		-\$1,605.00
Less the interest owing on the rent deposit:	January 15, 2020 to October 29, 2021	-\$2.88
NSF cheque charges:		\$20.00
Administration charges related to NSF cheque charges:		\$80.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$2,924.72
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$3,110.72

