



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

**File Number:** SWL-50021-21

**In the matter of:** 6, 1812 LONGWOODS ROAD  
WARDSVILLE ON N0L2N0

**Between:** Aidan Carter - Care of Dorene - Moffatt Property Management Landlord

**and**

Sue Jubenville Tenant

Aidan Carter - Care of Dorene - Moffatt Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Sue Jubenville (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 15, 2021. Only the Landlord's Agent, Audrey Skininer, attended the hearing. As of 3:26 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 January 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 26, 2021.
2. The Tenant vacated the rental unit on May 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$725.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant has made no payments since the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of May 31, 2021, the date the Tenant returned vacant possession of the rental unit to the Landlord.

- 2. The Tenant shall pay to the Landlord \$3,585.69\*, which represents the amount of rent owing and compensation up to May 31, 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 December 20, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 21, 2021 at 2.00% annually on the balance outstanding.




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Greg Brocanier  
Member, Landlord and Tenant Board

**January 5, 2022**  
**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.

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**Schedule 1  
SUMMARY OF CALCULATIONS**

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**A. Amount the Tenant must pay as 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)	January 1, 2021 to February 26, 2021	\$1,344.73
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	February 27, 2021 to May 31, 2021	\$2,240.96
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$3,585.69</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$3,771.69</b>

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