



Tribunals Ontario

Landlord and Tenant Board

Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-48032-21

In the matter of: 1, 11 GILHOLM AVENUE
CAMBRIDGE ON N1S1T1

Between: Mark Norris-Hamilton Landlord

and

Alexis Perry, Tenants
Jack Norris-Hamilton

Mark Norris-Hamilton (the 'Landlord') applied for an order to terminate the tenancy and evict Alexis Perry and Jack Norris-Hamilton (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 24, 2021. The Landlord attended the hearing. As of 11:30 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 Tenants have not paid the total rent the Tenants were required to pay for the period from October 1, 2020 to March 23, 2021. Because of the arrears, the Landlord served a Notice of Termination effective November 19, 2020.
2. The Tenants vacated the rental unit on March 23, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,600.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenants have made no payments since the application was filed.

It is ordered that:

1. The tenancy between the Landlord and the Tenants terminated on March 23, 2021, the date the Tenants gave vacant possession.
2. The Tenants shall pay to the Landlord \$7,371.85*, which represents the amount of rent owing and compensation up to March 23, 2021.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenants do not pay the Landlord the full amount owing* on or before July 9, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 10, 2021 at 2.00% annually on the balance outstanding.

July 8, 2021

Date Issued

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

Dawn Sullivan

Member, Landlord and Tenant Board

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**

File Number: SWL-48032-21

A. Amount the Tenants 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, 2020 to November 19, 2020	\$849.45
Plus compensation: (from the day after the termination date in the Notice to the date of vacant possession)	November 20, 2020 to March 23, 2021	\$6,522.40
Amount owing to the Landlord on the order date: (total of previous boxes)		\$7,371.85
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$7,557.85

2021 CanLII 108235 (ON LTB)