

Arrears Worksheet

File Number: HOL-06730-20

Time period for Arrears Owing From: December 1, 2019 to February 3, 2020
 (From the commencement of arrears to the termination date in the notice, or the end of the rental period if the tenancy is not being terminated.)

Part 1 - Calculations of Arrears Owing

(A) Rent Period (monthly, weekly, etc.)	(B) Rent Charged	(C) Lawful Rent (if issue raised)	(D) Lower of (B) and (C)	(E) Rent Paid	(F) Amount Owing (D-E)
01/12/2019 - 31/12/2019	\$3,000.00		\$3,000.00		\$3,000.00
01/01/2020 - 31/01/2020	\$3,000.00		\$3,000.00		\$3,000.00
01/02/2020 - 03/02/2020	\$295.89		\$295.89		\$295.89
**Part Month					
** To calculate the Rent for part of a month, use the following formula for columns (B), (C) and (D): $\frac{\text{Monthly Rent} \times 12 \times \# \text{ Days}}{365}$				(F) Total Rent Owing	
				\$6,295.89	

(G1)	Arrears Owing [From (F)]	\$6,295.89
(G2)	Arrears Claimed	\$9,175.00
(G3)	Include whichever is less when Calculation Total Arrears Owing	\$6,295.89
(I)	Total Amount Owing	\$6,295.89

Part II - Calculation of Compensation

(Use this part if the tenancy is being terminated)

(J) (i)	Lump Sum Compensation Start Date (Day after termination date in notice)	February 4, 2020
	(ii) Lump Sum Compensation End Date (Date of order)	August 6, 2020
(K)	Daily Compensation $\frac{\text{Monthly Rent} \times 12}{365}$	\$98.63
(L)	Number of Days for Lump Sum Compensation (# days between start date and order date - inclusive)	185 days
(M)	Total Lump Sum Compensation	\$18,246.55

[(K) X (L)] =

Part IV - Total Amount Owning

(Q) Terminating the tenancy [I+M-P] **\$24,542.44**



Order under Section 69
Residential Tenancies Act, 2006

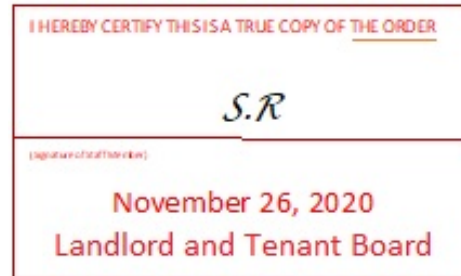
File Number: HOL-06730-20

In the matter of: 34 DALHOUSIE STREET
VAUGHAN ON L4L0L6

Between: Veena Tahlan

and

Kimberly Ann Tynes
Ronald Joseph Tynes



Landlord

Tenants

Veena Tahlan (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberly Ann Tynes and Ronald Joseph Tynes (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard on November 10, 2020.

Only the Landlord attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from December 1, 2019 to November 30, 2020. Because of the arrears, the Landlord served a Notice of Termination effective February 3, 2020.
2. The Landlord testified that she did not receive a copy of the Board's L1/L9 application information update form before the hearing. I accordingly waived the rule requiring the Landlord to submit the document to the Board, and I instead relied on the Landlord's sworn testimony.
3. The Landlord testified that she learned on August 6, 2020 from a neighbour of the rental unit that the Tenants had vacated the rental unit on or about that day. The Landlord also testified that the Tenants did not make any payment to the Landlord after the L1 application was filed with the Board on February 6, 2020; and that the amount of monthly rent had not changed.
4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

5. The Tenants did not attend the hearing. The Tenants vacated the rental unit on August 6, 2020.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants moved out of the rental unit on August 6, 2020.
2. The Tenants shall pay to the Landlord \$24,542.44*, which represents the amount of rent owing and compensation up to August 6, 2020.
3. The Tenants shall also pay to the Landlord \$175.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing* on or before December 7, 2020, the Tenants will start to owe interest. This will be simple interest calculated from December 8, 2020 at 2.00% annually on the balance outstanding.



November 26, 2020
Date Issued

Harry Cho
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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: HOL-06730-20

A. Amount the Tenants must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	December 1, 2019 to February 3, 2020	\$6,295.89
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	February 4, 2020 to August 6, 2020	\$18,246.55
Amount owing to the Landlord on the order date: (total of previous boxes)		\$24,542.44
Additional costs the Tenants must pay to the Landlord:		\$175.00
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$24,717.44