



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-08860-20

In the matter of: 22 STONECREST BOULEVARD
BELLEVILLE ON K8R0A2

Between: Jayme Silverman Landlord
and
Eniko Kiss Tenant

Jayme Silverman (the 'Landlord') applied for an order to terminate the tenancy and evict Eniko Kiss (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 14, 2021.

The Landlord attended the hearing. As of 3:47 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 September 1, 2020 to January 1, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 31, 2020.
2. The Tenant vacated the rental unit on January 1, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,500.00.
4. The Landlord collected a rent deposit of \$2,300.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenant for the period from March 17, 2017 to October 31, 2020.
5. The Tenant made no payments to the Landlord after the application was filed.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 1, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$10,130.53*, which represents the amount of rent owing and compensation up to January 1, 2021, 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 July 2, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 3, 2021 at 2.00% annually on the balance outstanding.

July 2, 2021
Date Issued

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



Arnab Quadry
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**

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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)	September 1, 2020 to October 31, 2020	\$7,500.00
Plus compensation: (from the day after the termination date in the Notice to the date the rental unit was vacated)	November 1, 2020 to January 1, 2021	\$5,095.78
Less the rent deposit:		-\$2,300.00
Less the interest owing on the rent deposit:	March 17, 2017 to October 31, 2020	-\$165.25
Amount owing to the Landlord on the order date: (total of previous boxes)		\$10,130.53
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$10,316.53

2021 CanLII 103161 (ON LTB)