



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-29059-20

In the matter of: 1302, 160 CHALKFARM DRIVE
TORONTO ON M3L2J1

Between: Greenboard Holdings Ltd Landlord

and

Mohamud Said Nur Tenant

Greenboard Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamud Said Nur (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via videoconference on May 31, 2021 at 1:00 p.m.

Only the Landlord, represented by Geoff Paine, a licensed Paralegal, attended the hearing. The Tenant was not present or represented at the hearing though being properly served with the Notice of Hearing by the Board.

The hearing proceeded without the Tenant at 2:15 p.m.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from October 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 28, 2020.
2. The Tenant was in possession of the rental unit when the application was filed.
3. The lawful monthly rent is \$1,195.40
4. The Landlord collected a rent deposit of \$1,169.71 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from February 1, 2020 to October 28, 2020.
6. The Tenant vacated the rental unit on March 16, 2021

It is ordered that:

1. The Tenancy between the Landlord and Tenant is terminated on March 16, 2021 the day that the Tenant vacated the rental unit and returned vacant possession to the Landlord.
2. The Tenant shall pay to the Landlord \$5,374.30*, which represents the amount of rent owing and compensation up to March 16, 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 August 27, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 28, 2021 at 2.00% annually on the balance outstanding.

August 16, 2021
Date Issued



Peter Pavlovic
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**

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A. Amount the Tenant must pay if 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 October 28, 2020 | \$1,100.42 |
| Plus compensation: (from the day after the termination date in the Notice to the date of the order) | October 29, 2020 to March 16, 2021 | \$5,462.70 |
| Less the rent deposit: | | -\$1,169.71 |
| Less the interest owing on the rent deposit: | February 1, 2020 to October 28, 2020 | -\$19.11 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$5,374.30 |
| Additional costs the Tenant must pay to the Landlord: | | \$186.00 |
| Total the Tenant must pay the Landlord if the tenancy is terminated: | | \$5,560.30 |

2021 CanLII 121170 (ON LTB)