



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

**File Number:** TNL-29727-20

**In the matter of:** 173 SHELBORNE AVENUE  
TORONTO ON M6B2M9

**Between:** Rease Investments Limited Landlord

**and**

Akiva Medjuck Tenant

Rease Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Akiva Medjuck (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 28, 2021.

Only the Landlord's agent Monty Robins and the Landlord's legal representative David Ciobotaru attended the hearing.

The Tenant was not present or represented by 1:52 p.m. although properly served with notice of the hearing by the Board.

**Determinations:**

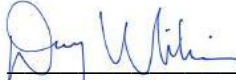
1. The Tenant has not paid the total rent the Tenant was required to pay for the period from September 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 16, 2020.
2. The Tenant vacated the rental unit on March 4, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$8,500.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant paid \$30,000.00 after the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of March 4, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$21,768.33\*, which represents the amount of rent owing and compensation up to March 4, 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 July 30, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 31, 2021 at 2.00% annually on the balance outstanding.

**July 19, 2021**  
**Date Issued**

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

  
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Douglas Wilkins  
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: TNL-29727-20**

**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)	September 1, 2020 to December 16, 2020	\$29,971.23
Less the amount the Tenant paid to the Landlord		-\$30,000.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	December 17, 2020 to March 4, 2021	\$21,797.10
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$21,768.33</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>\$21,954.33</b>

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