



Order under Section 69
Residential Tenancies Act, 2006

File Number: EAL-94203-21

In the matter of: 803, 360 BELL STREET SOUTH
OTTAWA ON K1S5E8

Between: Paramount Property Management Inc Landlord

and

Nicholas Menard Tenant

Paramount Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Nicholas Menard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 13, 2021 at 9:00 a.m.

Only the Landlord's Legal Representative, Allan Kouri, attended the hearing. As of 10:58 a.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 January 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 22, 2021.
2. The Tenant vacated the rental unit on February 28, 2021.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The lawful monthly rent was \$1,119.35.
5. The Tenant has made no payments since the application was filed.
6. The Landlord collected a rent deposit of \$1,079.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenant for the period from April 1, 2018 to January 22, 2021.

It is ordered that:

1. The tenancy is terminated as of February 28, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$1,048.11*, which represents the amount of rent owing and compensation up to February 28, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$201.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing* on or before October 23, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 24, 2021 at 2.00% annually on the balance outstanding.

2021 CanLII 139011 (ON LTB)

October 12, 2021
Date Issued



Peter Pavlovic
Member, Landlord and Tenant Board

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

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: EAL-94203-21

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)	January 1, 2021 to January 22, 2021	\$809.61
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	January 23, 2021 to February 28, 2021	\$1,361.60
Less the rent deposit:		-\$1,079.00
Less the interest owing on the rent deposit:	April 1, 2018 to January 22, 2021	-\$44.10
Amount owing to the Landlord on the order date: (total of previous boxes)		\$1,048.11
Additional costs the Tenant must pay to the Landlord:		\$201.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$1,249.11

2021 CanLII 139011 (ON LTB)