



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-24509-21

In the matter of: 109 8TH CONCESSION ROAD
BURFORD ON N0E1A0

Between: Manuel Azevedo Landlord

and

Stephan Williamson Tenant

Manuel Azevedo (the 'Landlord') applied for an order to terminate the tenancy and evict Stephan Williamson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in on December 14, 2021. Only the Landlord's Legal Representative, Jason Timms, attended the hearing. As of 9:54 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

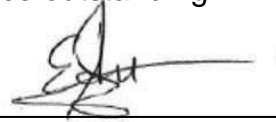
1. The Tenant has not paid the total rent the Tenant was required to pay for the period from February 1, 2021 to December 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 7, 2021.
2. The Tenant vacated the rental unit on May 10, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,000.00.
4. The Tenant made no payments after the application was filed.
5. The Landlord is not currently holding a last month's rent deposit. The deposit was applied to the month of January 2021 on consent of the parties.

It is ordered that:

1. The Tenant vacated the rental unit on May 10, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant shall pay to the Landlord \$5,465.53*, which represents the amount of rent owing and compensation up to May 10, 2021.
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 February 3, 2022, the Tenant will start to owe interest. This will be simple interest calculated from February 4, 2022 at 2.00% annually on the balance outstanding.

January 4, 2022
Date Issued



Jitewa Edu
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

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: | February 1, 2021 to May 10, 2021 | \$5,465.53 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$5,465.53 |
| Additional costs the Tenant must pay to the Landlord: | | \$201.00 |
| Total the Tenant must pay the Landlord as the tenancy is terminated: | | \$5,666.53 |

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