



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-09178-20

In the matter of: 3704, 10 PARK LAWN ROAD
ETOBICOKE ON M8V0H9

Between: Sophia Azevedo

Landlord

and

Kiesha Francis

Tenant

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

This application was heard via video/teleconference on June 23, 2021.

Only the Landlord attended the hearing. As of 9:31 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. On December 3, 2020, the Landlord served a Notice of Termination effective December 17, 2020 because the Tenant had not paid the total rent the Tenant was required to pay for the period from December 1, 2020 to December 31, 2020.
2. The monthly lawful rent is \$2,750.00.
3. The Tenant vacated the rental unit on April 15, 2021.
4. The Landlord collected a rent deposit from the Tenant and a \$935.00 deposit is still being held by the Landlord.
5. The Tenant was in possession of the rental unit on the date the application was filed.
6. The Landlord submitted a L9 information update form setting out that the Tenant owes rent arrears owing up to April 15, 2021 totalling \$2,000.00.
7. Based on the Landlord's uncontested testimony, I am satisfied that as of the hearing date, the Tenant owes to the Landlord up to the period ending April 15, 2021, rent arrears of \$2,000.00, plus \$186.00 for the Landlords cost to file the application - totalling \$2,186.00.
8. The Tenant did not attend the hearing to make submissions.

It is ordered that:

1. The tenancy between the Landlord and the Tenant terminated April 15, 2021, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$989.01*, which represents the amount of rent owing and compensation up to April 15, 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. The Tenant shall also pay to the Landlord \$1175.01 the outstanding amount owing* on or before July 13, 2021
5. If the Tenant does not pay the Landlord the full amount owing* on or before July 13, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 14, 2021 at 2.00% annually on the balance outstanding.
6. If the Tenant does not pay the Landlord the full amount owing* on or before July 13, 2021, the Landlord shall have the right, at any time to collect from the Tenant the full amount owing or any balance outstanding as a result of this order.

July 2, 2021
Date Issued

Randy Aulbrook
Member, Landlord and Tenant Board

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

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)	December 1, 2020 to December 17, 2020	-\$963.01
Less the amount the Tenant paid to the Landlord	L9 update records credit given or amounts paid	-\$7,865.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	December 18, 2020 to April 15, 2021	\$10,758.79
Less the rent deposit:		-\$935.00
Less the interest owing on the rent deposit:	August 20, 2020 to December 17, 2020	-\$6.77
Amount owing to the Landlord on the order date: (total of previous boxes)		\$989.01
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$1,175.01

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