



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-20946-21

In the matter of: 311, 60 HASLETT AVENUE
TORONTO ON M4L 3R2

Between: Samuel Grandison Landlord

and

Albert Falzon Tenant

Samuel Grandison (the 'Landlord') applied for an order to terminate the tenancy and evict Albert Falzon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 21, 2021 at 1:00 p.m.

The Landlord's Legal Representative, Jimmy Gangadin attended the hearing. As of 2:05 p.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 July 10, 2020 to August 9, 2021. Because of the arrears, the Landlord served a Notice of Termination effective September 30, 2020.
2. The Tenant vacated the rental unit on October 13, 2020.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The lawful monthly rent is \$ 1,750.00.
5. The Tenant made no payments after the application was filed.
6. There is no last month's rent deposit.

It is ordered that:

1. The tenancy is terminated as of October 13, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$5,456.10*, which represents the amount of rent owing and compensation up to October 13, 2020.
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 November 14, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 15, 2021 at 2.00% annually on the balance outstanding.

November 3, 2021
Date Issued



Peter Pavlovic
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

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: (up to the termination date in the Notice of Termination)	July 10, 2020 to September 29, 2020	\$4,650.68
Plus compensation: (from the day after the termination date in the Notice to the date of the Tenant moved)	September 30, 2020 to October 13, 2020	\$805.42
Amount owing to the Landlord on the order date:(total of previous boxes)		\$5,456.10
Additional costs the Tenant must pay to the Landlord:		\$201.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$5,657.10

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