



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-08763-20

In the matter of: 583 SPEYER CIRCLE
MILTON ON L9T0Y5

Between: Rajesh Bhalsod

Landlord

and

Candiann Aird

Tenant

Rajesh Bhalsod (the 'Landlord') applied for an order to terminate the tenancy and evict Candiann Aird (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 10, 2021. Only the Landlord and their Legal Representative, Dan Schofield, attended the hearing. As of 11:18 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 April 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 28, 2020.
2. The Tenant vacated the rental unit on March 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,250.00.
4. The Tenant has made no payments since the application was filed; however, the Landlord is waiving \$4,500.00 of the outstanding arrears.
5. The Landlord collected a rent deposit of \$2,250.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from February 1, 2020 to October 28, 2020.

It is ordered that:

1. The tenancy is terminated as of March 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$14,475.86*, which represents the amount of rent owing and compensation up to March 31, 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. If the Tenant does not pay the Landlord the full amount owing* on or before July 5, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 6, 2021 at 2.00% annually on the balance outstanding.

June 25, 2021
Date Issued



Diane Wade
Member, Landlord and Tenant Board

Toronto South Office
15 Grosvenor Street, Ground Floor
Toronto, Ontario 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 if the tenancy is terminated:

| Reasons for amount owing | Period | Amount |
|---|--------------------------------------|--------------------|
| Arrears: (up to the termination date in the Notice of Termination) | April 1, 2020 to October 28, 2020 | \$9,871.23 |
| Less the amount the waived by the Landlord: | | -\$4,500.00 |
| Plus compensation: (from the day after the termination date in the Notice to the date of the order) | October 29, 2020 to March 31, 2021 | \$11,391.38 |
| Less the rent deposit: | | -\$2,250.00 |
| Less the interest owing on the rent deposit: | February 1, 2020 to October 28, 2020 | -\$36.75 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$14,475.86 |
| Additional costs the Tenant must pay to the Landlord: | | \$186.00 |
| Total the Tenant must pay the Landlord as the tenancy is terminated: | | \$14,661.86 |

2021 CanLII 94554 (ON LTB)