



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-41098-20

In the matter of: 147 LAKEWOOD DRIVE
AMHERSTBURG ON N9V2Y8

Between: Kathleen Faulk Landlord

and

Jennifer Newell Tenants
Scott Lemay

Kathleen Faulk (the 'Landlord') applied for an order to terminate the tenancy and evict Scott Lemay and Jennifer Newell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The hearing was held in Board video conference room 46 on October 27, 2020 at 2:15 pm.

Only the Landlord's legal representative, Richard Lammers attended the hearing.

Determinations:

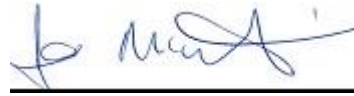
1. The Landlord served a Notice of Termination based on arrears of rent effective January 31, 2020.
2. The Tenants vacated the rental unit on February 29, 2020, and the tenancy between the Landlord and Tenant is terminated as of that date.
1. The Tenants have not paid the total rent he was required to pay for the period from January 1, 2020 to February 29, 2020.
2. The Landlord collected a rent deposit of \$1,900.00 from the Tenants and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenants for the period from November 25, 2019 to January 31, 2020.

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,803.84*, which represents the amount of rent owing and compensation up to February 29, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.

2. The Tenants shall also pay to the Landlord \$175.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing* on or before November 14, 2020, the Tenants will start to owe interest. This will be simple interest calculated from November 15, 2020 at 3.00% annually on the balance outstanding.

November 3, 2020
Date Issued



Jim McMaster
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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 Tenants must pay since the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	January 1, 2020 to January 31, 2020	\$1,900.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	February 1, 2020 to February 29, 2020	\$1,811.63
Less the rent deposit:		-\$1,900.00
Less the interest owing on the rent deposit:	November 25, 2019 to January 31, 2020	-\$7.79
Amount owing to the Landlord on the order date: (total of previous boxes)		\$1,803.84
Additional costs the Tenants must pay to the Landlord:		\$175.00
Total the Tenants must pay the Landlord since the tenancy is terminated:		\$1,978.84