



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** EAL-96295-21

**In the matter of:** 318, 7 BAYSWATER PLACE  
KINGSTON ON K7M2B7

**Between:** Osgoode Properties

Landlord

**and**

Aleksander Gasiorowski

Tenant

Osgoode Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Aleksander Gasiorowski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on October 12, 2021.

Only the Landlord's Legal Representative, Anne Skelly, attended the hearing. As of 2:42 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 June 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective June 25, 2021.
2. The Tenant vacated the rental unit on July 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,145.00.
4. The Tenant paid \$525.00 after the application was filed.
5. The Landlord collected a rent deposit of \$1,145.00 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 June 4, 2020 to December 31, 2020.

**It is ordered that:**

1. The tenancy is terminated as of July 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$610.74\*, which represents the amount of rent owing and compensation up to July 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 November 21, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 22, 2021 at 2.00% annually on the balance outstanding.

**October 22, 2021**

**Date Issued**

Eastern-RO  
255 Albert Street, 4th Floor  
Ottawa ON K1P6A9



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Member, Landlord and Tenant Board

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**

**File Number: EAL-96295-21**

**A. Amount the Tenant must pay the Landlord:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	June 1, 2021 to June 25, 2021	\$940.26
Less the amount the Tenant paid to the Landlord		-\$525.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	June 26, 2021 to July 31, 2021	\$1,355.04
Less the rent deposit:		-\$1,145.00
Less the interest owing on the rent deposit:	June 4, 2020 to December 31, 2020	-\$14.56
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$610.74</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord:</b>		<b>\$796.74</b>

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