



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

**File Number:** NOL-42450-21

**In the matter of:** 901 HOLT PLACE  
THUNDER BAY ON P7E3H5

**Between:** North 44 Properties Landlord  
  
**and**  
  
Alexander Fortier Tenant

North 44 Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Alexander Fortier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 5, 2021 at 9:00 a.m.

The Landlord's Agent, Melissa Dirrubbo and the Tenant attended the hearing.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from February 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination.
2. The Tenant is in possession of the rental unit.
3. The monthly rent is \$1,068.48
4. The Landlord collected a rent deposit of \$1,068.48 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from October 1, 2020 to March 31, 2021.
6. The Tenant paid \$4,249.92 after the application was filed.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$39.80\*, which represents the amount of rent owing and compensation up to August 31, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
2. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

3. If the Tenant does not pay the Landlord the full amount owing\* on or before November 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 16, 2021 at 2.00% annually on the balance outstanding.

**November 4, 2021**  
**Date Issued**



Peter Pavlovic  
Member, Landlord and Tenant Board

Northern-RO  
199 Larch Street, Provincial Building, Suite 301  
Sudbury ON P3E5P9

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:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears	February 1, 2021 to August 31, 2021	\$39.80
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord</b>		<b>\$225.90</b>

2021 CanLII 146488 (ON LTB)