



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-08857-20

In the matter of: 3306, 20 SHORE BREEZE DRIVE
ETOBICOKE ON M8V0C7

Between: Jerome Cesar Landlord

and

Iliana Gueorguieva Tenant

Jerome Cesar (the 'Landlord') applied for an order to terminate the tenancy and evict Iliana Gueorguieva (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on June 16, 2021.

The Landlord, the Landlord's Legal Representative Marian Lippa 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 October 1, 2020 to March 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective November 8, 2020.
2. The monthly rent is \$2,250.00.
3. The Tenant gave vacant possession of the rental unit to the Landlord on March 15, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Landlord is entitled to \$186.00 for the cost of filing the application.

It is ordered that:

1. The tenancy is terminated as of March 15, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$12,235.97*, which represents the amount of rent owing and compensation up to March 15, 2021.

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 January 22, 2022, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2021 at 2.00% annually on the balance outstanding.

January 11, 2022
Date Issued

Elle Venhola
Elle Venhola
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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: HOL-08857-20

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)	October 1, 2020 to November 8, 2020	\$2,841.78
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	November 9, 2020 to March 15, 2021	\$9,394.19
Amount owing to the Landlord on the order date: (total of previous boxes)		\$12,235.97
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting March 16, 2021:		\$73.97 (per day)
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$12,421.97

2022 CanLII 51401 (ON LTB)