



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-46779-20

In the matter of: 807, 955 WONDERLAND ROAD S
LONDON ON N6K2X8

Between: Interrent c/o CLV Group Inc. Landlord

and

Mason Chadwick Tenant

Interrent c/o CLV Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mason Chadwick (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2021. Only the Landlord's Legal Representative, Elena Jacob, attended the hearing. As of 10:00 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 May 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 16, 2020.
2. The Tenant vacated the rental unit on November 18, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,430.80.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,400.00 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 1, 2019 to October 16, 2020.

It is ordered that:

1. The tenancy is terminated as of November 18, 2020 the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$7,893.22*, which represents the amount of rent owing and compensation up to November 18, 2020, 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 4, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 5, 2021 at 2.00% annually on the balance outstanding.

June 24, 2021
Date Issued


Dawn Sullivan
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 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)	May 1, 2020 to October 16, 2020	\$7,783.44
Plus compensation: (from the day after the termination date in the Notice to the date of VACANT POSSESSION)	October 17, 2020 to November 18, 2020	\$1,552.32
Less the rent deposit:		-\$1,400.00
Less the interest owing on the rent deposit:	June 1, 2019 to October 16, 2020	-\$42.54
Amount owing to the Landlord on the order date: (total of previous boxes)		\$7,893.22
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$8,079.22

2021 CanLII 96818 (ON LTB)