



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

**File Number:** TEL-17231-21

**In the matter of:** B6, 9 CRAIGTON DRIVE  
TORONTO ON M1L2N6

**Between:** DD Acquisitions Partnership

Landlord

**and**

Nathaniel Reynolds-Welsh  
Summer Pullman

Tenants

DD Acquisitions Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Summer Pullman and Nathaniel Reynolds-Welsh (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 18, 2021. The Landlord's Legal Representative, J. Aloy, attended the hearing. As of 2:11 p.m., the Tenants were not present or represented at the hearing, although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from May 1, 2021 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 30, 2021.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Landlord collected a rent deposit of \$1,749.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2021 to May 30, 2021.
4. The Tenants did not make any payments to the Landlord after the application was filed.
5. The Tenants vacated the rental unit on June 30, 2021.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of June 30, 2021, the date the Tenants vacated the rental unit.

2. The Tenants shall pay to the Landlord \$1,757.82\*, which represents the amount of rent owing and compensation up to June 30, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing\* on or before November 14, 2021, the Tenants will start to owe interest. This will be simple interest calculated from November 15, 2021 at 2.00% annually on the balance outstanding.

**November 3, 2021**  
**Date Issued**



\_\_\_\_\_  
Arnab Quadry  
Member, Landlord and Tenant Board

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

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: TEL-17231-21**

**A. Amount the Tenants must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	May 1, 2021 to May 30, 2021	\$1,725.04
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	May 31, 2021 to June 30, 2021	\$1,782.50
Less the rent deposit:		-\$1,749.00
Less the interest owing on the rent deposit:	January 1, 2021 to May 30, 2021	-\$0.72
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$1,757.82</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$1,943.82</b>

2021 CanLII 144896 (ON LTB)