



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-20964-21

In the matter of: 313, 90 STADIUM ROAD
TORONTO ON M5V3W5

Between: Margarita Krasnov

Landlord

and

Derek Stevens

Tenant

Margarita Krasnov (the 'Landlord') applied for an order to terminate the tenancy and evict Derek Stevens (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on July 21, 2021 at 1:00 p.m.

Only the Landlord's Legal Representative, Anna Vinberg, attended the hearing. As of 2:02 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 April 1, 2020 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 14, 2021.
2. The Tenant vacated the rental unit on May 10, 2021.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The lawful monthly rent was \$1,900.00.
5. The Tenant has made no payments since the application was filed.
6. The Landlord collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenant for the period from December 1, 2019 to December 31, 2020.

It is ordered that:

1. The tenancy is terminated as of May 10, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$10,589.85*, which represents the amount of rent owing and compensation up to May 10, 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 October 24, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 25, 2021 at 2.00% annually on the balance outstanding.

October 13, 2021
Date Issued



Peter Pavlovic
 Member, Landlord and Tenant Board

Toronto South-RO
 15 Grosvenor Street, 1st Floor
 Toronto ON M7A 2G6

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: TSL-20964-21

A. Amount the Tenant must pay the Landlord:

| Reasons for amount owing | Period | Amount |
|---|---------------------------------------|--------------------|
| Arrears: (up to the termination date in the Notice of Termination) | April 1, 2020 to March 14, 2021 | \$8,974.52 |
| Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated) | March 15, 2021 to May 10, 2021 | \$3,560.79 |
| Less the rent deposit: | | -\$1,900.00 |
| Less the interest owing on the rent deposit: | December 1, 2019 to December 31, 2020 | -\$45.46 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$10,589.85 |
| Additional costs the Tenant must pay to the Landlord: | | \$186.00 |
| Total the Tenant must pay the Landlord: | | \$10,775.85 |