



Order under Subsection 87(1)  
**Residential Tenancies Act, 2006**

**File Number:** TNL-26303-20

**In the matter of:** 36 PRESTWICK DRIVE  
HUNTSVILLE ON P1H0C2

**Between:** Champions International Investment Corp Landlord

**and**

James C. Langedyk Tenant

Champions International Investment Corp (the 'Landlord') applied for an order requiring James C. Langedyk (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard in by video conference on October 4, 2021. The Landlord's Agent, L. Kleinmintz and the Tenant attended the hearing.


**Determinations:**

1. The Tenant did not pay the total rent the Tenant was required to pay for the period from July 1, 2019 to April 30, 2020.
2. The Tenant vacated the rental unit on April 29, 2020, the date the Landlord changed the locks to the rental unit. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$2,340.00.
4. The Tenant paid the rent for the months of March and April 2020.
5. The Tenant owes the rent for the months of July, August, September, and October 2019.
6. The Landlord collected a rent deposit of \$2,340.00 from the Tenant. This deposit is still being held by the Landlord and will be offset against the arrears owing.
7. Interest on the rent deposit in the amount of \$112.55 is owing to the Tenant for the period from February 22, 2018 to April 29, 2020.

**It is ordered that:**

1. The tenancy is terminated as of April 29, 2020, the date the Landlord changed the locks to the rental unit.
2. The Tenant shall pay to the Landlord \$6,830.52, which represents the amount of rent owing up to April 29, 2020, less the last month's rent deposit and interest the Landlord owes on the last month's rent deposit.
3. The Tenant shall also pay to the Landlord \$190.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 25, 2022, the Tenant will start to owe interest. This will be simple interest calculated from April 26, 2022 at 2.00% annually on the balance outstanding.

**October 25, 2021**  
**Date Issued**

  
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Jitewa Edu  
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.