



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-52719-21

In the matter of: 101, 497 CLEVELAND AVENUE
LONDON ON N5Z 3C3

Between: London Cambridge Dev. Landlord

and

Elisabeth Zehr Tenant

London Cambridge Dev. (the 'Landlord') applied for an order to terminate the tenancy and evict Elisabeth Zehr (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 23, 2021. The Landlord's Legal Representative, Robert Forster, attended the hearing. As of 10:13 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 February 1, 2021 to September 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 28, 2021.
2. The Tenant vacated the rental unit on April 30, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$910.34.
4. The Tenant made no payments after the application was filed.
5. The Landlord collected a rent deposit of \$875.00 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 November 14, 2018 to March 28, 2021.

It is ordered that:

1. The tenancy is terminated as of April 30, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord **\$1,466.02***, which represents the amount of rent owing and compensation up to April 30, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord **\$201.00** for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing* on or before October 18, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 19, 2021 at 2.00% annually on the balance outstanding.

October 7, 2021
Date Issued

Michael Di Salle

Michael Di Salle
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)	February 1, 2021 to March 28, 2021	\$1,388.71
Plus compensation: (from the day after the termination date in the Notice to the date of the Tenant moved)	March 29, 2021 to April 30, 2021	\$987.69
Less the rent deposit:		-\$875.00
Less the interest owing on the rent deposit:	November 14, 2018 to March 28, 2021	-\$35.38
Amount owing to the Landlord on the order date: (total of previous boxes)		\$1,466.02
Additional costs the Tenant must pay to the Landlord:		\$201.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$1,667.02

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