



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

**File Number:** TSL-20643-21

**In the matter of:** 1506, 25 LASCELLES BOULEVARD  
TORONTO ON M4V2C1

**Between:** O'shanter Development Company Ltd.

Landlord

**and**

Ben Forster

Tenant

O'shanter Development Company Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ben Forster (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via videoconference on June 23, 2021 at 1:00 p.m.

Only the Landlord, represented by Eric Ferguson, a lawyer, attended the hearing. The Tenant was not present or represented at the hearing though being properly served with the Notice of Hearing by the Board.

The hearing proceeded without the Tenant at 3:39 p.m.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from September 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 2, 2021.
2. The Tenant was in possession of the rental unit when the application was filed.
3. The monthly rent is \$1,645.00
4. The Landlord collected a rent deposit of \$1,610.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from January 1, 2021 to February 2, 2021.

6. The Tenant vacated the rental unit on March 23, 2021

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of March 5, 2021 the date the Tenant vacated the rental unit and returned vacant possession to the Landlord.
2. The Tenant shall pay to the Landlord \$8,161.07\*, which represents the amount of rent owing and compensation up to March 11, 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 August 22, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 23, 2021 at 2.00% annually on the balance outstanding.

**August 11, 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-20643-21**

**A. Amount the Tenant must pay if 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)	September 1, 2020 to February 2, 2021	\$7,804.94
Less the amount the Tenant paid to the Landlord		-\$35.42
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	February 3, 2021 to March 11, 2021	\$2,001.70
Less the rent deposit:		-\$1,610.00
Less the interest owing on the rent deposit:	January 1, 2021 to February 2, 2021	-\$0.15
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$8,161.07</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord if the tenancy is terminated:</b>		<b>\$8,347.07</b>

2021 CanLII 122855 (ON LTB)