



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-09094-20

In the matter of: 401, 70 KING STREET EAST
OSHAWA ON L1H0A2

Between: TT7 Inc. Landlord

and

Dondre Hibbert Tenant

TT7 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dondre Hibbert (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed NSF cheque charges and related administration charges.

This application was heard by video conference on June 16, 2021. Only the Landlord's Legal Representative, P. Bowers, attended the hearing. As of 10:49 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 August 1, 2020 to January 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 9, 2020.
2. The Tenant vacated the rental unit on January 30, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant has made no payments since the application was filed.
4. The NSF cheque charge was not substantiated, therefore the claim was denied.
5. The Landlord collected a rent deposit of \$1,610.00 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 February 1, 2020 to December 9, 2020.

It is ordered that:

1. The tenancy is terminated as of January 30, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$6,678.38*, which represents the amount of rent owing and compensation up to January 30, 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 July 30, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 31, 2021 at 2.00% annually on the balance outstanding.

July 2, 2021
Date Issued

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5



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Member, Landlord and Tenant Board

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 the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	August 1, 2020 to December 9, 2020	\$5,566.38
Plus, compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	December 10, 2020 to January 30, 2021	\$2,752.36
Less the rent deposit:		-\$1,610.00
Less the interest owing on the rent deposit:	February 1, 2020 to December 9, 2020	-\$30.36
Amount owing to the Landlord on the order date: (total of previous boxes)		\$6,678.38
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord:		\$6,864.38

2021 CanLII 103127 (ON LTB)