



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-19966-21

In the matter of: 803, 50 YOUNG STREET
HAMILTON ON L8N1V2

Between: DMS Property Management Ltd.

Landlord

and

Alisha Dawn Miller

Tenant

DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Alisha Dawn Miller (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on July 6, 2021.

Only the Landlord's Legal Representative, F. Calcagni, attended the hearing. As of 2:06 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 November 1, 2020 to March 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective November 23, 2020.
2. The Tenant vacated the rental unit on March 9, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,529.85.
4. The Landlord collected a rent deposit of \$1,425.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit has been paid to the Tenant up to December 9, 2020.

It is ordered that:

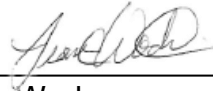
1. The tenancy is terminated as of March 9, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$3,584.37*, which represents the amount of rent owing and compensation up to March 9, 2021, less the rent deposit.

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 28, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 29, 2021 at 2.00% annually on the balance outstanding.

August 17, 2021

Date Issued

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7



Diane Wade
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)	November 1, 2020 to November 23, 2020	-\$352.11
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	November 24, 2020 to March 9, 2021	\$5,361.48
Less the rent deposit:		-\$1,425.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,584.37
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord:		\$3,770.37

2021 CanLII 116705 (ON LTB)