



Order under Section 69
Residential Tenancies Act, 2006

File Number: EAL-87189-19

In the matter of: RM 2, 115 THIRD STREET EAST
CORNWALL ON K6H2C8

Between: Shawn Boyd Landlord

and

Jamie Marsolais Tenant

Shawn Boyd (the 'Landlord') applied for an order to terminate the tenancy and evict Jamie Marsolais (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 10, 2020. The Landlord attended. As of 9:28 a.m. the Tenants were not present or represented at the hearing although properly served with notice of this hearing as it appears from the Certificate of Service.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from November 1, 2019 to November 30, 2020. Because of the arrears, the Landlord served a Notice of Termination effective November 19, 2019.
2. The Tenant vacated the rental unit on December 31, 2019.
3. The Tenant was in possession of the rental unit when the application was filed.
4. The lawful monthly rent is \$500.00.
5. The Tenant made no payments after the application was filed.

It is ordered that:

1. The tenancy terminated as of December 31, 2019, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$2,000.00*, which represents the amount of rent owing and compensation up to December 31, 2019.

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 May 11, 2021, the Tenant will start to owe interest. This will be simple interest calculated from May 12, 2021 at 3.00% annually on the balance outstanding.

May 11, 2021
Date Issued



Dawn King
Member, Landlord and Tenant Board

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

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: EAL-87189-19

A. Amount the Tenant must pay:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	September 1, 2019 to November 19, 2019	\$1312.33
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	November 20, 2019 to December 31, 2019	\$687.67
Amount owing to the Landlord on the order date: (total of previous boxes)		\$2,000.00
Additional costs the Tenant must pay to the Landlord:		\$190.00
Total the Tenant must pay the Landlord:		\$2,190.00

2021 CanLII 88476 (ON LTB)