



Order under Section 69
Residential Tenancies Act, 2006

File Number: NOL-41547-20

In the matter of: 1 - UPSTAIRS, 188 ALBINSON STREET
SUDBURY ON P3C3V9

Between: Brandon Larose Landlord

and

Nelson Legault Tenant

Brandon Larose (the 'Landlord') applied for an order to terminate the tenancy and evict Nelson Legault (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Passcode: 698 7565 6669# on June 17, 2021.

Only the Landlord attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from December 1, 2019 to April 12, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 9, 2020.
2. The Tenant vacated the rental unit on April 12, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,200.00.
4. The Landlord collected a rent deposit of \$1,200.00 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, 2019 to December 9, 2020.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Tenant shall pay to the Landlord \$18,400.39*, which represents the amount of rent owing and compensation up to April 12, 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 5, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 6, 2021 at 2.00% annually on the balance outstanding.



Sandra Macchione
Member, Landlord and Tenant Board

June 24, 2021

Date Issued

Northern-RO
199 Larch Street, Provincial Building, Suite 301
Sudbury ON P3E5P9

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)	December 1, 2019 to December 9, 2020	\$14,755.07
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	December 10, 2020 to April 12, 2021	\$4,891.80
Less the rent deposit:		-\$1,200.00
Less the interest owing on the rent deposit:	January 1, 2019 to December 9, 2020	-\$46.48
Amount owing to the Landlord on the order date: (total of previous boxes)		\$18,400.39
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$18,586.39

2021 CanLII 95621 (ON LTB)