



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

**File Number: NOL-42024-21**

**In the matter of:** 1, 602 O'BRIEN STREET  
NORTH BAY ON P1B 5W6

**Between:** Tricia Marshall

I hereby certify this is a  
true copy of an Order dated

Landlord

**AUG 12, 2021**

and

Cristina Larose

Landlord and Tenant Board

Tenant

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

This application was heard via video conference on August 5, 2021. Only the Landlord attended the hearing. As of 9:37 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord and Tenant Board (the 'Board').

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from December 1, 2020 to March 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 17, 2020.
2. The Tenant vacated the rental unit on March 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent was \$1,100.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,100.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenant for the period from May 27, 2020 to December 17, 2020.

**It is ordered that:**

1. The tenancy is terminated as of March 31, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlord \$1,261.84,\* which represents the amount of rent owing and compensation up to March 31, 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 23, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 24, 2021 at 2.00% annually on the balance outstanding.

**August 12, 2021**  
**Date Issued**

  
**Kevin Lundy**  
Member, Landlord and Tenant Board

Northern-RO  
199 Larch Street, Provincial Building, Suite 301  
Sudbury ON P3E 5P9

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: NOL-42024-21**

**A. Amount the Tenant must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
<i>Arrears:</i> (up to the termination date in the Notice of Termination)	December 1, 2020 to December 17, 2020	-\$1,385.21
<i>Plus compensation:</i> (from the day after the termination date in the Notice to the date the Tenant vacated the rental unit)	December 18, 2020 to March 31, 2021	\$3,760.64
<b>Less the rent deposit:</b>		-\$1,100.00
<b>Less the interest owing on the rent deposit:</b>	May 27, 2020 to December 17, 2020	-\$13.59
<b>Amount owing to the Landlord on the order date:</b> (total of previous boxes)		<b>\$1,261.84</b>
<b>Additional costs the Tenant must pay to the Landlord:</b>		<b>\$186.00</b>
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$1,447.84</b>