



Order under Section 69
Residential Tenancies Act, 2006

File Number: NOL-40336-20

In the matter of: 31, 54 CUMBERLAND STREET N
THUNDER BAY ON P7A4L2

Between: On Deck Hotel Landlord

and

Jody Dulian Tenant

On Deck Hotel (the 'Landlord') applied for an order to terminate the tenancy and evict Jody Dulian (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 2, 2020. The Landlord was represented by Sandy Sellers. As of 10:16 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 May 1, 2020 to December 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective June 10, 2020.
2. The Tenant vacated the rental unit on August 12, 2020.
3. The Tenant was in possession of the rental unit when the application was filed.
4. The lawful rent is \$350.00 every two weeks.
5. The Tenant made no payments after the application was filed.
6. The Landlord collected a rent deposit of \$350.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenant for the period from February 28, 2020 to June 10, 2020 in the amount of \$2.19.

It is ordered that:

1. The tenancy is terminated as of August 12, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$2,138.60*, which represents the amount of rent owing and compensation up to August 12, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$175.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing* on or before May 31, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2021 at 2.00% annually on the balance outstanding.

May 20, 2021
Date Issued



Dawn King
Member, Landlord and Tenant Board

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

File Number: NOL-40336-20

A. Amount the Tenant must pay:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	May 1, 2020 to June 10, 2020	\$920.14
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	June 11, 2020 to August 12, 2020	\$1,570.65
Less the rent deposit:		-\$350.00
Less the interest owing on the rent deposit:	February 28, 2020 to June 10, 2020	-\$2.19
Amount owing to the Landlord on the order date:(total of previous boxes)		\$2,138.60
Additional costs the Tenant must pay to the Landlord:		\$175.00
Total the Tenant must pay the Landlord:		\$2,313.60