



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-48717-21

In the matter of: 17, 1382 OUELLETTE AVENUE
WINDSOR ON N8X1J8

Between: Hood Property Management Landlord

and

Jayce Carver Tenant

Hood Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Jayce Carver (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 8, 2021. The Landlord's Legal Representative, T. Currie, attended the hearing on behalf of the Landlord. As of 2:23 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 January 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 23, 2021.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord collected a rent deposit of \$980.00 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 January 1, 2021 to January 23, 2021.
4. The Tenant paid a total of \$3,100.00 to the Landlord after the application was filed.
5. The Tenant vacated the rental unit on May 31, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 31, 2021, the date on which the Tenant vacated the rental unit.

- 2. The Tenant shall pay to the Landlord \$785.14*, which represents the amount of rent owing and compensation up to May 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 November 16, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 17, 2021 at 2.00% annually on the balance outstanding.

November 5, 2021
Date Issued



 Arnab Quadry
 Member, Landlord and Tenant Board

South West-RO
 150 Dufferin Avenue, Suite 400, 4th Floor
 London ON N6A5N6

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)	January 1, 2021 to January 23, 2021	\$741.04
Less the amount the Tenant paid to the Landlord		-\$3,100.00
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	January 24, 2021 to May 31, 2021	\$4,124.16
Less the rent deposit:		-\$980.00
Less the interest owing on the rent deposit:	January 1, 2021 to January 23, 2021	-\$0.06
Amount owing to the Landlord on the order date:(total of previous boxes)		\$785.14
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$971.14

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