



Order under Section 69
Residential Tenancies Act, 2006

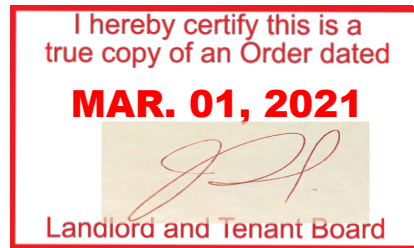
File Number: NOL-40064-20

In the matter of: MAIN FLOOR, 100 WEDGEWOOD AVENUE
NEW LISKEARD ON P0J1P0

Between: Deftac Systems Inc.

and

Albert Paquette



Landlord

Tenant

Deftac Systems Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Albert Paquette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on February 11, 2021.

Only the Landlord's representatives, Kelly Griffith and Darcy Griffith attended the hearing. As of 9:22 a.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 April 1, 2020 to June 30, 2020. Because of the arrears, the Landlord served a Notice of Termination effective April 21, 2020.
2. The monthly rent is \$817.60 effective June 1, 2020.
3. The Landlord stated that on June 30, 2020 the rental unit was empty of the Tenant's possession and the key was returned.
4. I find that the Tenant gave vacant possession of the rental unit to the Landlord on June 30, 2020. The Tenant was in possession of the rental unit on the date the application was filed.

It is ordered that:

1. The tenancy is terminated as of June 30, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$2,017.60*, which represents the amount of rent owing and compensation up to June 30, 2020.
3. The Tenant shall also pay to the Landlord \$175.00 for costs of filing this application.
4. If the Tenant does not pay the Landlord the full amount owing* on or before March 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2021 at 3.00% annually on the balance outstanding.

March 1, 2021
Date Issued



Tami Cogan
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: NOL-40064-20

Amount the Tenant must pay:

Reasons for amount owing	Period	Amount
Arrears:	April 1, 2020 to June 30, 2020	\$2,017.60
Additional costs the Tenant must pay to the Landlord:		\$175.00
Total the Tenant must pay to continue the tenancy:	On or before June 30, 2020	\$2,192.60