



Order under Section 69
Residential Tenancies Act, 2006

File Number: EAL-92927-20

In the matter of: 946 COTTAGE FARMS ROAD
KINGSTON ON K7L4V1

Between: Sharon Donnelly C/o Tribond Property Management Inc. Landlord

and

Deidre Tompkins-hughes Tenant

Sharon Donnelly C/o Tribond Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Deidre Tompkins-hughes (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on June 8, 2021. Only the Landlord attended the hearing. As of 3:01 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 March 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective April 2, 2020.
2. The Tenant vacated the rental unit on February 28, 2021. The Tenant was in possession of the rental unit at the time the application was filed.
3. The monthly rent is \$1,787.66.
4. The Tenant made no payments after the application was filed.
5. The Landlord collected a rent deposit of \$1,725.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit (\$100.49) is owing to the Tenant for the period from March 31, 2017 to April 2, 2020.
7. The amount outstanding for the period ending February 2021, inclusive of cost and arrears, is \$13,066.15.

It is ordered that:

1. The tenancy is terminated as of February 28, 2021, the date the Tenant gave vacant possession to the Landlord.
2. The Tenant shall pay to the Landlord \$11,054.66, which represents the amount of rent owing and compensation up to February 28, 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 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2021 at 2.00% annually on the balance outstanding.

June 15, 2021
Date Issued



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Member, Landlord and Tenant Board

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.