



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

**File Number:** CEL-94704-20

**In the matter of:** 403, 114 HOLLAND STREET WEST  
BRADFORD ON L3Z1R7

**Between:** 381883 Ontario Ltd Landlord

**and**

Ross Betts Tenant

381883 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Ross Betts (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 31, 2021.

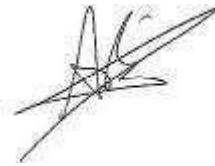
Only the Landlord's Legal Representative, Samuel M. Korman, attended the hearing. As of 11:04 a.m., the Tenant was not present or represented at the hearing.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from January 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 21, 2020.
2. The monthly rent is \$1,379.00.
3. The Landlord collected a rent deposit of \$1,355.00 from the Tenant and this deposit is still being held by the Landlord.
4. Interest on the rent deposit is owing to the Tenant for the period from May 1, 2017 to January 21, 2020.
5. The Tenant paid \$4,597.80 after the application was filed.
6. The Landlord submitted that the Tenant moved out of the rental unit on December 31, 2020. The application proceeded only in respect of the arrears of rent owing.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2020, when the Tenant gave vacant possession back to the Landlord.
2. The Tenant shall pay to the Landlord \$8,723.52\*, which represents the amount of rent owing and compensation up to December 31, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$190.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing\* on or before June 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2021 at 2.00% annually on the balance outstanding.



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Alex Brkic  
Member, Landlord and Tenant Board

**June 4, 2021**  
**Date Issued**

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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: CEL-94704-20**

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

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	January 1, 2020 to January 21, 2020	-\$567.74
Less the amount the Tenant paid to the Landlord		-\$4,597.80
Plus compensation: (from the day after the termination date in the Notice to the date the )	January 22, 2020 to December 31, 2020	\$15,314.55
Less the rent deposit:		-\$1,355.00
Less the interest owing on the rent deposit:	May 1, 2017 to January 21, 2020	-\$70.49
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$8,723.52</b>
Additional costs the Tenant must pay to the Landlord:		\$190.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$8,913.52</b>

2021 CanLII 92881 (ON LTB)