



**In the matter of:** 916, 2035 OTHELLO AVENUE  
OTTAWA ON K1G3P6

**Between:** Osgoode Properties Landlord  
  
**and**  
  
Amanda Kirton Tenant

Osgoode Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Kirton (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 29, 2021.

The Landlord's Legal Representative, Donna Dames attended the hearing. As of 12:06 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 May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 24, 2021.
1. The Tenant vacated the rental unit on May 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful monthly rent was \$1,120.00
2. The Landlord collected a rent deposit of \$1,120.00 from the Tenant and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenant for the period from June 1, 2020 to February 24, 2021.
4. The Tenant paid \$300.00 after the application was filed.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated.

2. The Tenant shall pay to the Landlord \$3,672.62\*, 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 July 31, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2021 at 2.00% annually on the balance outstanding.

**July 20, 2021**  
**Date Issued**

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

\_\_\_\_\_  
Diane Wade  
Member, Landlord and Tenant Board

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: EAL-94446-21**

**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, 2021 to February 24, 2021	\$1,558.73
Less the amount the Tenant paid to the Landlord		-\$300.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	February 25, 2021 to May 31, 2021	\$3,534.72
Less the rent deposit:		-\$1,120.00
Less the interest owing on the rent deposit:	June 1, 2020 to February 24, 2021	-\$0.83
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$3,672.62</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$3,858.62</b>

2021 CanLII 103124 (ON LTB)