



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-21915-21

In the matter of: 111, 80 WELLESLEY STREET E
TORONTO ON M4Y1H3

Between: IMH Pool III LP Landlord

and

Amber Ashem Tenant

IMH Pool III LP (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Ashem (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 18, 2021. The Landlord's Legal Representative, M. Forrester attended the hearing. As of 10:45 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, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 2, 2021.
2. The Tenant vacated the rental unit on June 30, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord collected a rent deposit of \$1,165.02 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 April 1, 2020 to May 2, 2021.
5. The Tenant paid \$2,330.04 after the application was filed.

It is ordered that:

1. The tenancy is terminated as of June 30, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$4.99*, which represents the amount of rent owing and compensation up to June 30, 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 September 5, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 6, 2021 at 2.00% annually on the balance outstanding.



August 25, 2021
Date Issued

Nicola Mulima
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

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)	April 1, 2021 to May 2, 2021	\$1,241.62
Less the amount the Tenant paid to the Landlord		-\$2,330.04
Plus compensation: (from the day after the termination date in the Notice to the date the Tenant moved out)	May 3, 2021 to June 30, 2021	\$2,259.70
Less the rent deposit:		-\$1,165.02
Less the interest owing on the rent deposit:	April 1, 2020 to May 2, 2021	-\$1.27
Amount owing to the Landlord on the order date: (total of previous boxes)		\$4.99
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$190.99

2021 CanLII 122878 (ON LTB)