



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

**File Number:** HOL-10237-21

**In the matter of:** 411, 20 THOMAS RILEY ROAD  
ETOBICOKE ON M9B0C3

**Between:** Neritan Ciraku Landlord

**and**

Atuyota Dumuje Tenant

Neritan Ciraku (the 'Landlord') applied for an order to terminate the tenancy and evict Atuyota Dumuje (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 26, 2021. The Landlord's Agent, C. Fotopoulos, attended the hearing. As of 3:04 p.m., the 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 February 10, 2021 to April 29, 2021. Because of the arrears, the Landlord served a Notice of Termination effective April 6, 2021.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord collected a rent deposit of \$2,275.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenant for the period from February 13, 2021 to April 6, 2021.
4. As of the date of the hearing, the Tenant had not made any payments to the Landlord after the application was filed.
5. The Tenant vacated the rental unit on April 29, 2021.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of April 29, 2021, the date the Tenant vacated the rental unit.

2. The Tenant shall pay to the Landlord \$2,814.09\*, which represents the amount of rent owing and compensation up to April 29, 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 November 16, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 17, 2021 at 2.00% annually on the balance outstanding.

**November 5, 2021**  
**Date Issued**



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Arnab Quadry  
Member, Landlord and Tenant Board

Head Office  
777 Bay Street, 12th Floor  
Toronto Ontario M5G2E5

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: HOL-10237-21**

**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)	February 10, 2021 to April 6, 2021	\$3,369.25
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	April 7, 2021 to April 29, 2021	\$1,720.17
Less the rent deposit:		-\$2,275.00
Less the interest owing on the rent deposit:	February 13, 2021 to April 6, 2021	-\$0.33
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$2,814.09</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>\$3,000.09</b>

2021 CanLII 144785 (ON LTB)