



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

**File Number:** SOL-14873-20

**In the matter of:** 97, 199 WESTWOOD ROAD  
GUELPH ON N1H7S1

**Between:** Southleigh Foundation

Landlord

**and**

Calvin Warren  
Meghan Jaklic

Tenants

Southleigh Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict Calvin Warren and Meghan Jaklic (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard in Passcode: 662 437 680# on December 1, 2020.

Only the Landlord's Legal Representative, Dale Skvereckas, attended the hearing. As of 10:46 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from March 1, 2020 to December 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective March 25, 2020.
2. The Tenants vacated the rental unit on June 30, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$1,231.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenants paid \$1,211.79 after the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of June 30, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$3,725.58\*, which represents the amount of rent owing and compensation up to June 30, 2020.
3. The Tenants shall also pay to the Landlord \$175.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing\* on or before January 24, 2021, the Tenants will start to owe interest. This will be simple interest calculated from January 25, 2020 at 3.00% annually on the balance outstanding.



**January 13, 2021**

**Date Issued**

\_\_\_\_\_  
Nicola Mulima

Member, Landlord and Tenant Board

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

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: SOL-14873-20**

**A. Amount the Tenants 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)	March 1, 2020 to March 25, 2020	\$1,011.78
Less the amount the Tenants paid to the Landlord		-\$1,211.79
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	March 26, 2020 to June 30, 2020	\$3,925.59
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$3,725.58</b>
Additional costs the Tenants must pay to the Landlord:		\$175.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$3,900.58</b>

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