



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

**File Number:** EAL-88659-20

**In the matter of:** A, 872 COUNTY ROAD 17  
L'ORIGINAL ON K0B1K0

**Between:** Rent A Stay Inc Landlord

**and**

Eric Boudrias Tenants  
Geneviève Arcand

Rent A Stay Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Boudrias and Geneviève Arcand (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by telephone on November 17, 2020.

Only the Landlord's representative Maxime Collette and Tenant Duty Counsel Pierre-Étienne Daignault attended the hearing.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from January 1, 2020 to June 3, 2020. Because of the arrears, the Landlord served a Notice of Termination effective January 25, 2020.
2. The Tenants were in possession of the rental unit when the application was filed.
3. The Tenants vacated the unit on June 3, 2020.
4. The Landlord collected a rent deposit of \$700.00 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from March 26, 2019 to January 25, 2020.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated, as of June 3, 2020.
2. The Tenants shall pay to the Landlord \$7,862.09\*, which represents the amount of rent owing up to June 3, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant 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 February 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from February 6, 201 at 2.00% annually on the balance outstanding.

**January 4, 2021**  
**Date Issued**

\_\_\_\_\_  
Stephanie Kepman  
Member, Landlord and Tenant Board

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

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-88659-20**

**A. Amount the Tenants must pay if 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 25, 2020	\$1,150.68
Arrears: up to the date the Tenant vacated the unit)	January 25, 2020 to June 3, 2020	\$7,249.32
Less the rent deposit:		-\$700.00
Less the interest owing on the rent deposit:	March 26, 2019 to January 25, 2020	-\$12.91
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$7,687.09</b>
Additional costs the Tenant must pay to the Landlord		\$175.00
<b>Total the Tenants must pay the Landlord:</b>		<b>\$7,862.09</b>