



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

**File Number:** CEL-00753-21

**In the matter of:** 1-UPSTAIRS, 55 DONALD ST  
BARRIE ON L4N 1E5

**Between:** Niko Rankovic Landlord

**and**

Danielle Knight Tenants  
Lorraine Hammond

Niko Rankovic (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Knight and Lorraine Hammond (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 30, 2021. The Landlord attended the hearing. As of 4:12 p.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 April 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 17, 2021.
2. The Tenants vacated the rental unit on May 30, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$1,650.00.
4. The Landlord collected a rent deposit of \$1,650.00 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 February 17, 2020 to May 17, 2021.

**It is ordered that:**

1. The tenancy is terminated as of May 30, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$1,425.38\*, which represents the amount of rent owing and compensation up to May 30, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing\* on or before November 26, 2021, the Tenants will start to owe interest. This will be simple interest calculated from November 27, 2021 at 2.00% annually on the balance outstanding.

**November 15, 2021**  
**Date Issued**

  
\_\_\_\_\_  
Poeme Manigat  
Member, Landlord and Tenant Board

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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: CEL-00753-21**

**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)	April 1, 2021 to May 17, 2021	\$2,372.19
Plus compensation: (from the day after the termination date in the Notice to the date of the Tenants moved)	May 18, 2021 to May 30, 2021	\$705.25
Less the rent deposit:		-\$1,650.00
Less the interest owing on the rent deposit:	February 17, 2020 to May 17, 2021	-\$2.06
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$1,425.38</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$1,611.38</b>

2021 CanLII 145875 (ON LTB)