



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-26646-20

In the matter of: 101 JOSEPH GLOVER AVENUE
MARKHAM ON L6C3G4

Between: Hongtao Mo Landlord

and

Faleh Omar (AKA Omar Faleh) Tenants
Zihua Jiang (AKA Jennifer Jiang)

Hongtao Mo (the 'Landlord') applied for an order to terminate the tenancy and evict Faleh Omar (AKA Omar Faleh) and Zihua Jiang (AKA Jennifer Jiang) (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 11, 2020. Only the Landlord's representative Paul Mitchell attended the hearing. The Tenants were not present or represented by 11:35 AM although properly served with notice of the 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 April 24, 2020.
2. The uncontested evidence of the Landlord established that the Tenants were in possession of the rental unit when the application was filed, but that the Tenants vacated the rental unit on July 5, 2020.
3. The monthly rent is \$1,800.00.
4. The Landlord applied the rent deposit of \$1,800.00 to the period March 1, 2020 to March 31, 2020.
5. The Tenants paid nil rent after the Landlord filed the application.

It is ordered that:

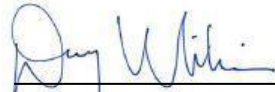
1. The tenancy is terminated as of July 5, 2020, the date the Tenants gave vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord \$5,681.23*, which represents the amount of rent owing and compensation up to July 5, 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 26, 2021, the Tenants will start to owe interest. This will be simple interest calculated from January 27, 2020 at 2.00% annually on the balance outstanding.

January 15, 2021

Date Issued

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5



Douglas Wilkins
Member, Landlord and Tenant Board

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 Tenants must pay as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	March 1, 2020 to April 24, 2020	\$1,420.27
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 25, 2020 to July 5, 2020	\$4,260.96
Amount owing to the Landlord on the order date: (total of previous boxes)		\$5,681.23
Additional costs the Tenants must pay to the Landlord:		\$175.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$5,856.23

2021 CanLII 72862 (ON LTB)