



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

**File Number:** SOL-23643-21

**In the matter of:** 290 CANNON STREET EAST  
HAMILTON ON L8L2B6

**Between:** Karen Perez

**and**

Jason James Oxford  
Megan-Brandy Rines

I hereby certify this is a  
true copy of an Order dated  
**Oct 25, 2022**  
Landlord and Tenant Board

Landlord

Tenants

Karen Perez (the 'Landlord') applied for an order to terminate the tenancy and evict Megan-Brandy Rines and Jason James Oxford (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 application).

Karen Perez (the 'Landlord') also applied for an order to terminate the tenancy and evict Megan-Brandy Rines and Jason James Oxford (the 'Tenants') because they, another occupant of the rental unit or someone they permitted in the residential complex have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2 application).

This application was heard by video conference on March 2, 2022 and October 14, 2022.

At 9:00 am only the Landlord attended the hearing.

As the Tenant vacated the rental unit on June 26, 2021, the Landlord's L2 application for termination of tenancy is moot. Accordingly, only the Landlord's L1 application was heard.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay. Because of the arrears, the Landlord served a Notice of Termination effective April 16, 2021.
2. The Tenants vacated the rental unit on June 26, 2021.
3. The Landlord collected a rent deposit of \$1,675.00 from the Tenants and this deposit was applied to rent for June 2021.

4. Interest on the rent deposit is owing to the Tenants for the period from October 29, 2019 to April 16, 2021.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants terminated on June 26, 2021, the date the Tenants vacated the rental unit.
2. The Tenants shall pay to the Landlord \$3,378.32\*, which represents the amount of rent owing and compensation up to June 26, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing\* on or before November 5, 2022, the Tenants will start to owe interest. This will be simple interest calculated from July 8, 2021 at 4.00% annually on the balance outstanding.



**October 25, 2022**  
**Date Issued**

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Dana Wren  
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-23643-21**

**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)	March 1, 2021 to April 16, 2021	\$1,181.10
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 17, 2021 to June 26, 2021	\$3,909.97
Less the rent deposit:		-\$1,675.00
Less the interest owing on the rent deposit:	October 29, 2019 to April 16, 2021	-\$37.75
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$3,378.32</b>
Additional costs the Tenants must pay to the Landlord:		\$201.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$3,579.32</b>