



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-10912-20

In the matter of: 99 ELGIN STREET E
OSHAWA ON L1G1T4

Between: Armin Behroozian

and

Kirsten Leigh White
Michelle Deanne Nussler

**I hereby certify this is a
true copy of an Order dated**

April 7, 2021

Landlord and Tenant Board

Landlord

Tenants

Armin Behroozian (the 'Landlord') applied for an order to terminate the tenancy and evict Aria Nussler, Keagan Nussler, Leland Nussler, Michelle Deanne Nussler, Pierce Nussler and Kirsten Leigh White (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 30, 2021. The Landlord and the Tenant Kirsten Leigh White attended the hearing. During the proceedings the Tenant hung up and did not return.

Aria Nussler, Keagan Nussler, Leland Nussler, and Pierce Nussler have been removed as parties to the application at the request of the Landlord. These are children and not tenants in the rental unit.

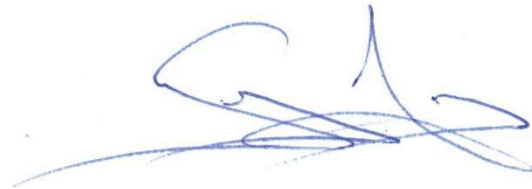
Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from April 17, 2020 to December 16, 2020. Because of the arrears, the Landlord served a Notice of Termination effective May 4, 2020.
2. The Landlord collected a rent deposit of \$2,150.00 from the Tenants and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenants for the period from September 19, 2019 to May 4, 2020.
4. The Tenant vacated the rental unit on March 26, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 26, 2021.

2. The Tenants shall pay to the Landlord \$21,134.20*, which represents the amount of rent owing and compensation up to March 26, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
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 April 6, 2021, the Tenants will start to owe interest. This will be simple interest calculated from April 7, 2021 at 2.00% annually on the balance outstanding.



April 7, 2021
Date Issued

Greg Joy
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 27, 2021 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

* Refer to section A on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: TEL-10912-20

A. Amount the Tenants must pay:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	April 17, 2020 to May 4, 2020	\$272.33
Plus compensation: (from the day after the termination date in the Notice to the date the Tenants vacated the rental unit)	May 5, 2020 to March 26, 2021	\$23,041.68
Less the rent deposit:		-\$2,150.00
Less the interest owing on the rent deposit:	September 19, 2019 to May 4, 2020	-\$29.81
Amount owing to the Landlord on the order date: (total of previous boxes)		\$21,134.20
Additional costs the Tenants must pay to the Landlord:		\$175.00
Total the Tenants must pay the Landlord:		\$21,309.20