



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-06723-20

In the matter of: 51, 51 FORMOSA AVENUE
AJAX ON L1Z0N1

Between: Shanjeeban Baskaran

and

Saijah Stephanie Reid
Tyrone Kadeem Daley

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

Feb 12, 2021

Landlord and Tenant Board

Landlord

Tenants

Shanjeeban Baskaran (the 'Landlord') applied for an order to terminate the tenancy and evict Tyrone Kadeem Daley and Saijah Stephanie Reid (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 8, 2021.

Only the Landlord attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from December 1, 2019 to June 30, 2020. Because of the arrears, the Landlord served a Notice of Termination effective January 17, 2020.
2. The Tenants were in possession of the rental unit.
3. The lawful monthly rent was \$2,300.00.
4. The Landlord's uncontested evidence was the Tenants vacated the rental unit on September 15, 2020. As such, the request for eviction under this application is no longer necessary.
5. The Tenants did not make any payments since the application was filed.
6. The Landlord was not holding a last month rent deposit.
7. The arrears and costs owing to September 15, 2020 total \$19,842.52.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of September 15, 2020.
2. The Tenants shall pay to the Landlord \$19,667.52*, which represents the amount of rent owing and compensation up to September 15, 2020.
3. The Tenants shall also pay to the Landlord \$175.00 for the cost of filing the application.
4. The total amount owing under this order is \$19,842.52.
5. If the Tenants do not pay the Landlord the full amount owing* on or before February 23, 2021, the Tenants will start to owe interest. This will be simple interest calculated from February 24, 2021 at 2.00% annually on the balance outstanding.



February 12, 2021
Date Issued

Sonia Anwar-Ali
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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: HOL-06723-20

A. Amount the Tenants must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	December 1, 2019 to January 17, 2020	\$1,367.48
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	January 18, 2020 to September 15, 2020	\$18,300.04
Amount owing to the Landlord on the order date: (total of previous boxes)		\$19,667.52
Additional costs the Tenants must pay to the Landlord:		\$175.00
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$19,842.52