



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-20020-21

In the matter of: 1, 68 LOCKE STREET NORTH
HAMILTON ON L8R3A5

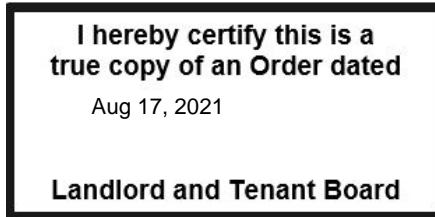
Between: Danson Hui

Landlord

and

Rhys Murley
Suki Murley

Tenants



Danson Hui (the 'Landlord') applied for an order to terminate the tenancy and evict Rhys Murley and Suki Murley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on July 6, 2021.

The Landlord's Legal Representative, L. Barder, and the Tenants attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from April 1, 2020 to February 28, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 13, 2021.
2. The Tenants vacated the rental unit on February 28, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,600.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,600.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from September 1, 2018 to December 31, 2020.

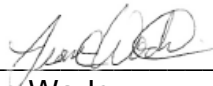
It is ordered that:

1. The tenancy is terminated as of February 28, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord \$5,997.00*, which represents the amount of rent owing and compensation up to February 28, 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 August 28, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 29, 2021 at 2.00% annually on the balance outstanding.

August 17, 2021
Date Issued

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7



Diane Wade
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 the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	April 1, 2020 to February 13, 2021	\$6,883.84
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	February 14, 2021 to February 28, 2021	\$789.00
Less the rent deposit:		-\$1,600.00
Less the interest owing on the rent deposit:	September 1, 2018 to December 31, 2020	-\$75.84
Amount owing to the Landlord on the order date: (total of previous boxes)		\$5,997.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$6,183.00