



Order under Section 69
Residential Tenancies Act, 2006

File Number: EAL-90411-20

In the matter of: 126 GATESPARK PRIVATE
KANATA ON K2T1L1

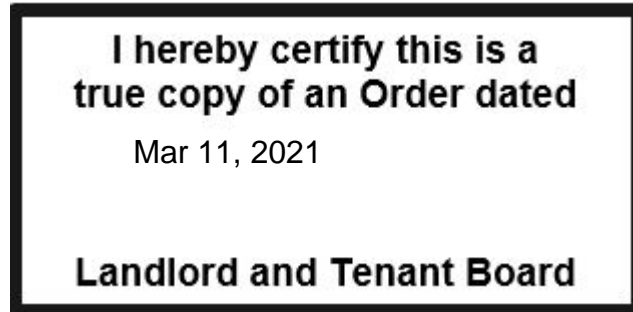
Between: Hao Feng

Landlord

and

David Zhang
Diana Zhang
Ning Hong
Wei Zhang

Tenants



Hao Feng (the 'Landlord') applied for an order to terminate the tenancy and evict Ning Hong, David Zhang, Diana Zhang and Wei Zhang (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 16, 2021 at 1:49 p.m.

Only the Landlord attended the hearing. As of 1:49 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenants vacated the rental unit on September 30, 2020.
2. This is a month to month tenancy.
3. The monthly rent is \$1,800.00.
4. The Landlord collected a rent deposit of \$1,800.00 that is still being held by the Landlord.

5. Based on the uncontested evidence provided by the Landlord, the Tenants owe the Landlords \$9,589.00, which include \$9,414.00 in arrears of rent up to September 30, 2020 and the application filing fee of \$175.00.

It is ordered that:

1. The tenancy is terminated September 30, 2020, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlords \$9,414.00, which represents the amount of rent owing and compensation up to September 30, 2020, 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 March 22, 2021, the Tenants will start to owe interest. This will be simple interest calculated from March 23, 2021 at 2.00% annually on the balance outstanding.

March 11, 2021
Date Issued



Poeme Manigat
Member, Landlord and Tenant Board

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

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