



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

**File Number:** CEL-03836-21

**In the matter of:** MAIN FLOOR, 53 STANWELL DRIVE  
BRAMPTON ON L6Z3Y8

**Between:** Harjot Sharma Landlord

**And**

Colin Moras  
Kevin Moras  
Mervin Moras  
Olivia Moras

I hereby certify this is a  
true copy of an Order dated  
**OCT 31 2022**  
Landlord and Tenant Board

Tenants

Harjot Sharma (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Moras, Mervin Moras, Olivia Moras and Colin Moras (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 27, 2022.

Only the Landlord's Legal Representative, S. Teal attended the hearing.

As of 9:35 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on June 15, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit.

4. The Tenant has paid \$9,200.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 15, 2022 are \$9,334.15
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of June 15, 2022, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$9,520.15. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before November 10, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 11, 2022 at 4% annually on the balance outstanding.

**October 31, 2022**  
**Date Issued**



Emily Robb

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

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