



File Number: HOL-09804-21

Order under Section 69
Residential Tenancies Act, 2006

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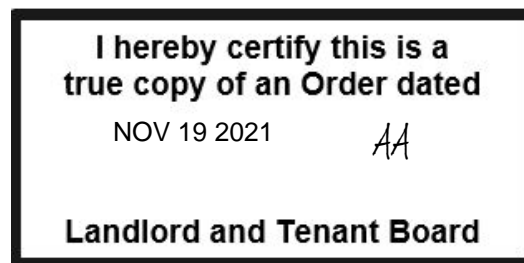
In the matter of: 5708, 197 YONGE STREET
TORONTO ON M5B0C1

Between: David Chin Keung Mak Landlords
Pauline Po Yi Lau

and

Ankita Narang

Tenant



David Chin Keung Mak and Pauline Po Yi Lau (the 'Landlords') applied for an order to terminate the tenancy and evict Ankita Narang (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlords also claimed NSF cheque charges and related administration charges.

This application was heard via videoconference on September 28, 2021.

The Landlords and the Tenant attended the hearing. The Tenant spoke with Duty Counsel prior to the hearing.

This hearing was held with HOT-08058-20 which should be read in conjunction with this decision.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from September 1, 2020 to September 30, 2021. Because of the arrears, the Landlords served a Notice of Termination effective February 28, 2021.
2. The Tenant vacated the rental unit on May 31, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$1,900.00.
4. The Landlords incurred charges of \$42.00 for six cheques tendered by or on behalf of the Tenant, which were returned NSF and \$78.00 for related administration charges.

5. The Landlords collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlords.
6. Interest on the rent deposit is owing to the Tenant for the period from March 29, 2020 to February 28, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 31, 2021, the date the Tenant provided vacant possession to the Landlord.
2. The Tenant shall pay to the Landlords \$15,365.49*, which represents the amount of rent owing and compensation up to May 31, 2021 and the total charges related to NSF cheques tendered to the Landlords by or on behalf of the Tenant, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenant shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlords the full amount owing* on or before November 30, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2021 at 2.00% annually on the balance outstanding.

November 19, 2021
Date Issued



Robert Patchett
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	September 1, 2020 to February 28, 2021	\$11,400.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	March 1, 2021 to May 31, 2021	\$5,747.24
Less the rent deposit:		-\$1,900.00
Less the interest owing on the rent deposit:	March 29, 2020 to February 28, 2021	-\$1.75
NSF cheque charges:		\$42.00
Administration charges related to NSF cheque charges:		\$78.00
Amount owing to the Landlords on the order date:(total of previous boxes)		\$15,365.49
Additional costs the Tenant must pay to the Landlords:		\$186.00
Total the Tenant must pay the Landlords if the tenancy is terminated:		\$15,551.49