



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

**File Number:** SWL-49381-21

**In the matter of:** 109, 165 CONNAUGHT AVENUE  
LONDON ON N5Y3A5

**Between:** London Cambridge Dev.

Landlord

**and**

Patsy Webster  
Vasilios Negas

Tenants

London Cambridge Dev. (the 'Landlord') applied for an order to terminate the tenancy and evict Vasilios Negas and Patsy Webster (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on July 22, 2021.

Only the Landlord's Legal Representative, R. Forster, attended the hearing. As of 11:07 a.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 have not paid the total rent the Tenants were required to pay for the period from February 1, 2020 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 29, 2021.
2. The Tenants vacated the rental unit on March 31, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$970.90.
4. The Tenants paid \$600.00 after the application was filed.
5. The Landlord collected a rent deposit of \$850.00 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 March 8, 2019 to December 31, 2020.

**It is ordered that:**

1. The tenancy is terminated as of March 31, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$11,836.85\*, which represents the amount of rent owing and compensation up to March 31, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing\* on or before August 9, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 10, 2021 at 2.00% annually on the balance outstanding.

**July 29, 2021**

**Date Issued**

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6



Richard Ferriss  
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)	February 1, 2020 to January 29, 2021	\$11,373.78
Less the amount the Tenants paid to the Landlord		-\$600.00
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	January 30, 2021 to March 31, 2021	\$1,947.12
Less the rent deposit:		-\$850.00
Less the interest owing on the rent deposit:	March 8, 2019 to December 31, 2020	-\$34.05
<b>Amount owing to the Landlord on the order date:</b> (total of previous boxes)		<b>\$11,836.85</b>
Additional costs the Tenants must pay to the Landlord:		\$201.00
<b>Total the Tenants must pay the Landlord:</b>		<b>\$12,037.85</b>

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