



Order under Subsection 87(1)
Residential Tenancies Act, 2006

File Number: TNL-29941-21

In the matter of: 1008, 105 ROWENA DR
TORONTO ON M3A1R2

Between: 1175326 Ontario Limited

Landlord

and

Devashish Tezpal
Kunal Bhadury

Tenants

1175326 Ontario Limited (the 'Landlord') applied for an order requiring Devashish Tezpal and Kunal Bhadury (the 'Tenants') to pay the rent that they owe.

This application was heard by videoconference on December 13, 2021. Only the Landlord's Legal Representative, Bryan Rubin, attended the hearing. 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 did not pay the total rent they were required to pay for the period from May 1, 2020 to November 30, 2020.
2. The Tenants vacated the rental unit on December 31, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,049.57.
4. The Landlord applied the last month's rent deposit against the rent for December 2021.
5. The Tenants paid \$4,018.99, after the application was filed.

It is ordered that:

1. The Tenants shall pay to the Landlord \$606.44, which represents the amount of rent owing up to December 31, 2020.
2. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.

3. If the Tenants do not pay the Landlord the full amount owing on or before January 16, 2022, the Tenants will start to owe interest. This will be simple interest calculated from January 17, 2022 at 2.00% annually on the balance outstanding.



Greg Brocanier
Member, Landlord and Tenant Board

January 5, 2022
Date Issued

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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