



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-17076-21

In the matter of: BASEMENT, 14 CRANSTON MANOR COURT
SCARBOROUGH ON M1J3M6

Between: Fatiha Sayeed Landlords
Muhammad Sayeed

and

James Ronald Michael Tenants
Jazmaine Amanda Germiquet

Fatiha Sayeed and Muhammad Sayeed (the 'Landlords') applied for an order to terminate the tenancy and evict James Ronald Michael and Jazmaine Amanda Germiquet (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 18, 2021. The Landlords attended the hearing. As of 11:16 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 March 29, 2021 to June 8, 2021. Because of the arrears, the Landlords served a Notice of Termination effective May 14, 2021.
2. The Tenants were in possession of the rental on the date the application was filed.
3. The Landlords collected a rent deposit of \$1,465.00 from the Tenants and this deposit is still being held by the Landlords. Interest on the rent deposit is owing to the Tenants for the period from November 27, 2020 to May 14, 2021.
4. The Tenants did not make any payments to the Landlords after the application was filed.
5. The Tenants vacated the rental unit on June 8, 2021.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of June 8, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlords.
2. The Tenants shall pay to the Landlords \$773.95*, which represents the amount of rent owing and compensation up to June 8, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlords the full amount owing* on or before September 19, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 20, 2021 at 2.00% annually on the balance outstanding.

September 8, 2021
Date Issued



Arnab Quadry
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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**

File Number: TEL-17076-21

A. Amount the Tenants must pay as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	March 29, 2021 to May 14, 2021	\$1,035.63
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	May 15, 2021 to June 8, 2021	\$1,204.00
Less the rent deposit:		-\$1,465.00
Less the interest owing on the rent deposit:	November 27, 2020 to May 14, 2021	-\$0.68
Amount owing to the Landlords on the order date: (total of previous boxes)		\$773.95
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords as the tenancy is terminated:		\$959.95

2021 CanLII 129808 (ON LTB)