



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-23131-21

In the matter of: 25, 132 GAILMONT DRIVE
HAMILTON ON L8K4C1

Between: Hamilton Manor Apartments Landlord

and

Chantelle Burns Tenants
Lamar Glasgow

Hamilton Manor Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Lamar Glasgow and Chantelle Burns (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on October 19, 2021. Only the Landlord's Agent, David Anton, attended the hearing. As of 11:13 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 July 1, 2021 to October 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective July 16, 2021.
2. The Tenants vacated the rental unit on September 30, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,490.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,450.00 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 November 15, 2020 to July 16, 2021.

It is ordered that:

1. The tenancy is terminated as of September 30, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord \$2,996.04*, which represents the amount of rent owing and compensation up to September 30, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing* on or before December 4, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 5, 2021 at 2.00% annually on the balance outstanding.



Greg Brocanier
Member, Landlord and Tenant Board

November 23, 2021
Date Issued

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

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 as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	July 1, 2021 to July 16, 2021	\$723.78
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	July 17, 2021 to September 30, 2021	\$3,723.24
Less the rent deposit:		-\$1,450.00
Less the interest owing on the rent deposit:	November 15, 2020 to July 16, 2021	-\$0.98
Amount owing to the Landlord on the order date: (total of previous boxes)		\$2,996.04
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$3,182.04

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