



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

**File Number:** HOL-10804-21

**In the matter of:** 2190 ALBERT STREET  
ROCKLAND ON K4K0C4

**Between:** Selvan Mohan Landlords  
Katrin Blank

**and**

Kaitlin Oldroyd Tenant

Selvan Mohan and Katrin Blank (the 'Landlords') applied for an order to terminate the tenancy and evict Kaitlin Oldroyd (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 10, 2021. The Landlords attended the hearing. As of 2:38 p.m., the Tenant was not present or represented at the hearing, although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from April 1, 2021 to July 1, 2021. Because of the arrears, the Landlords served a Notice of Termination effective June 4, 2021.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlords collected a rent deposit of \$1,400.00 from the Tenant and this deposit is still being held by the Landlords. Interest on the rent deposit is owing to the Tenant for the period from January 10, 2021 to June 4, 2021.
4. The Tenant did not make any payments after the application was filed.
5. The Tenant vacated the rental unit on July 1, 2021.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated as of July 1, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlords.

2. The Tenant shall pay to the Landlords \$2,426.37\*, which represents the amount of rent owing and compensation up to July 1, 2021, 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 13, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 14, 2021 at 2.00% annually on the balance outstanding.

**November 2, 2021**  
**Date Issued**



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Arnab Quadry  
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.

\* Refer to section A on the attached Summary of Calculations.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**File Number: HOL-10804-21**

**A. Amount the Tenant must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	April 1, 2021 to June 4, 2021	\$2,584.11
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	June 5, 2021 to July 1, 2021	\$1,242.81
Less the rent deposit:		-\$1,400.00
Less the interest owing on the rent deposit:	January 10, 2021 to June 4, 2021	-\$0.55
Amount owing to the Landlords on the order date:(total of previous boxes)		<b>\$2,426.37</b>
Additional costs the Tenant must pay to the Landlords:		\$186.00
<b>Total the Tenant must pay the Landlords as the tenancy is terminated:</b>		<b>\$2,612.37</b>

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