



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-50580-21

In the matter of: 301, 180 BRYBECK CRESCENT
KITCHENER ON N2M5G4

Between: Galaxy Value Add Ontario Properties LP Landlord

and

Joseph Nikhil Tenants
Reji Rinto

Galaxy Value Add Ontario Properties LP (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Nikhil and Reji Rinto (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 5, 2021. The Landlords' Legal Representative, J. Edlund, attended the hearing on behalf of the Landlord. As of 2:09 p.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, 2021 to April 30, 2021, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 24, 2021.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants paid a total of \$2,181.00 to the Landlord after the application was filed.
4. The Landlord is not currently holding a rent deposit.
5. The Tenants vacated the rental unit on April 30, 2021.

It is ordered that:

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

2. The Tenants shall pay to the Landlord \$1,675.78*, which represents the amount of rent owing and compensation up to April 30, 2021.
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 November 8, 2021, the Tenants will start to owe interest. This will be simple interest calculated from November 9, 2021 at 2.00% annually on the balance outstanding.

October 28, 2021
Date Issued



Arnab Quadry
Member, Landlord and Tenant Board

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

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)	February 1, 2021 to March 24, 2021	\$1,830.29
Less the amount the Tenants paid to the Landlord		-\$2,181.00
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	March 25, 2021 to April 30, 2021	\$2,026.49
Amount owing to the Landlord on the order date: (total of previous boxes)		\$1,675.78
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$1,861.78

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