



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-13651-20

In the matter of: 308, 85 SILVER SPRINGS BOULEVARD
SCARBOROUGH ON M1V1W3

Between: Imh Pool Xv Lp Landlords
Metcap Living Management Inc.

and

Paras Paras Tenants
Rachit Bhanot

Imh Pool Xv Lp and Metcap Living Management Inc. (the 'Landlords') applied for an order to terminate the tenancy and evict Paras Paras and Rachit Bhanot (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on June 9, 2021. Only the Landlord's Legal Representative, J. Aloy attended the hearing. As of 2:47 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 Tenants have not paid the total rent the Tenants were required to pay for the period from September 1, 2020 to June 30, 2021. Because of the arrears, the Landlords served a Notice of Termination effective October 28, 2020.
2. The Tenants vacated the rental unit on January 31, 2021. The Tenants were in possession of the rental unit at the time the application was filed.
3. The monthly rent is \$2,045.00.
4. The Tenants paid \$3,696.00 after the application was filed.
5. The Landlords collected a rent deposit of \$2,120.00 from the Tenants and this deposit is still being held by the Landlords.
6. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2020.

It is ordered that:

1. The tenancy is terminated as of January 31, 2021, the date the Tenants gave vacant possession to the Landlord.

2. The Tenants shall pay to the Landlords \$1,852.91*, which represents the amount of rent owing and compensation up to January 31, 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 Tenant does not pay the Landlord the full amount owing* on or before July 24, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 25, 2021 at 2.00% annually on the balance outstanding.

June 23, 2021
Date Issued



Jitewa Edu
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**

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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)	September 1, 2020 to October 28, 2020	\$1,086.01
Less the amount the Tenants paid to the Landlords		-\$3,696.00
Plus, compensation: (from the day after the termination date in the Notice to the date of the order)	October 29, 2020 to January 31, 2021	\$6,621.50
Less the rent deposit:		-\$2,120.00
Less the interest owing on the rent deposit:	January 1, 2020 to October 28, 2020	-\$38.60
Amount owing to the Landlords on the order date: (total of previous boxes)		\$1,852.91
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords:		\$2,038.91

2021 CanLII 99521 (ON LTB)