



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

**File Number:** CEL-99900-21

**In the matter of:** BASEMENT, 21 CARBERRY CRESCENT  
BRAMPTON ON L6V2G1

**Between:** Prakash Makwana Landlord

**and**

Forrest Miller Tenants  
Jennifer Keene

Prakash Makwana (the 'Landlord') applied for an order to terminate the tenancy and evict Forrest Miller and Jennifer Keene (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlord also claimed NSF cheque charges.

This application was heard by videoconference on July 26, 2021. Only the Landlord attended the hearing. As of 2:39 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing as it appears from the Certificate of Service.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from December 26, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 31, 2021.
2. The Tenants vacated the rental unit on May 25, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,700.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord incurred charges of \$25.00 for cheques tendered by or on behalf of the Tenants, which were returned NSF.
6. The Landlord collected a rent deposit of \$1,700.00 from the Tenants and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenants for the period from November 2, 2020 to March 31, 2021.

8. The arrears and costs owing to May 25, 2021 total \$7,385.58.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of May 25, 2021.
2. The Tenants shall pay to the Landlord \$7,199.58\*, which represents the amount of rent owing and compensation up to May 25, 2021 and the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenants, 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. The total amount owing under this order is \$7,385.58.
5. If the Tenants do not pay the Landlord the full amount owing\* on or before August 26, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 27, 2021 at 2.00% annually on the balance outstanding.



**August 16, 2021**  
**Date Issued**

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Sonia Anwar-Ali  
Member, Landlord and Tenant Board

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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: CEL-99900-21**

**A. Amount the Tenants 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)	December 26, 2020 to March 31, 2021	\$5,801.34
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 1, 2021 to May 25, 2021	\$3,073.95
Less the rent deposit:		-\$1,700.00
Less the interest owing on the rent deposit:	November 2, 2020 to March 31, 2021	-\$0.71
NSF cheque charges:		\$25.00
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$7,199.58</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$7,385.58</b>

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