



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-30479-21

In the matter of: 0311, 10 GARFELLA DRIVE
ETOBICOKE ON M9V2E9

Between: Siteline (10 Garfella) Inc. Landlord

and

Prashant Chauhun Tenants
Reshmabon Sonvane

Siteline (10 Garfella) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Prashant Chauhun and Reshmabon Sonvane (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 5, 2021. The Landlord was represented by Kevin Anderson. As of 10:19 a.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 January 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 26, 2021.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$1,196.45.
4. The arrears of rent owing for the period ending July 31, 2021 as of the date of hearing were \$186.00.
5. The Landlord collected a rent deposit of \$1,150.00 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 January 1, 2019 to January 26, 2021.
7. The Tenants paid \$8,375.15 after the application was filed.

8. The Landlord is requesting an order for payment only.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00, which represents the amount of rent owing and compensation up to July 31, 2021.
2. If the Tenants do not pay the Landlord the full amount owing* on or before November 15, 2021, the Tenants will start to owe interest. This will be simple interest calculated from November 16, 2021 at 2.00% annually on the balance outstanding.

November 4, 2021

Date Issued



Dawn King

Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.