



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-21398-21

In the matter of: 2304, 15 WINDERMERE AVENUE
TORONTO ON M6S5A2

Between: Mariel Hipatia Delgado Landlords
Enrique Banos

and

Hilary Jasmine Prashad Tenant

Mariel Hipatia Delgado and Enrique Banos (the 'Landlords') applied for an order to terminate the tenancy and evict Hilary Jasmine Prashad (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 1, 2021. Only one of the Landlords, Mariel Delgado and their Legal Representative, Lisa Barder, attended the hearing. As of 2:22 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 February 2, 2021 to December 1, 2021. Because of the arrears, the Landlords served a Notice of Termination effective April 7, 2021.
2. The Tenant vacated the rental unit on October 19, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,100.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlords collected a rent deposit of \$2,100.00 from the Tenant and this deposit is still being held by the Landlords.
6. Interest on the rent deposit is owing to the Tenant for the period from April 3, 2020 to April 7, 2021.

It is ordered that:

1. The tenancy is terminated as of October 19, 2021, the date the Tenant returned vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlords \$15,974.90*, which represents the amount of rent owing and compensation up to October 19, 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 December 19, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 20, 2021 at 2.00% annually on the balance outstanding.

December 8, 2021

Date Issued



Dawn Sullivan

Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

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 Tenant 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 2, 2021 to April 7, 2021	\$4,614.25
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 8, 2021 to October 19, 2021	\$13,462.80
Less the rent deposit:		-\$2,100.00
Less the interest owing on the rent deposit:	April 3, 2020 to April 7, 2021	-\$2.15
Amount owing to the Landlords on the order date:(total of previous boxes)		\$15,974.90
Additional costs the Tenant must pay to the Landlords:		\$186.00
Total the Tenant must pay the Landlords as the tenancy is terminated:		\$16,160.90

2021 CanLII 149925 (ON LTB)