



Order under Section 69
Residential Tenancies Act, 2006

File Number: NOL-42371-21

In the matter of: 2-4, 173 MISSION ROAD
WAWA ON P0S1K0

Between: 1128706 Canada Inc

Landlord

and

Stephen Thereien
Taylor Botham

Tenants

1128706 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Taylor Botham and Stephen Thereien (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 5, 2021 at 1:00 p.m.

As of 2:30 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. The Landlord's Agent, Vishal Brar attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from October 1, 2020 to March 31, 2021. Because of the arrears, the Landlord served a Notice of Termination.
2. The Tenants vacated the rental unit on April 30, 2021.
3. The Tenants were in possession of the rental unit on the date the application was filed.
4. The monthly rent is \$800.00.
5. The Tenants have made no payments since the application was filed.

It is ordered that:

1. The tenancy 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 \$5,600.00*, 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 15, 2021, the Superintendents 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



Peter Pavlovic
Member, Landlord and Tenant Board

Northern-RO
199 Larch Street, Provincial Building, Suite 301
Sudbury ON P3E5P9

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 Superintendents must pay as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears:	October 1, 2020 to March 31, 2021	\$4,800.00
Plus compensation	April 1, 2021 to April 30, 2021	\$800.00
Amount owing to the Landlord on the order date:(total of previous boxes)		\$5,600.00
Additional costs the Superintendents must pay to the Landlord:		\$186.00
Total the Superintendents must pay the Landlord as the tenancy is terminated:		\$5,786.00

2021 CanLII 146523 (ON LTB)