



Order under Subsection 87(1)  
**Residential Tenancies Act, 2006**

**File Number:** CEL-97479-20

**In the matter of:** 62 EARL STREET  
TORONTO ON M4X0A2

**Between:** Medallion Corporation

Landlord

**and**

Matis Gaston Frende  
Maximiliano Sanvitale

Tenants

Medallion Corporation (the 'Landlord') applied for an order requiring Maximiliano Sanvitale and Matis Gaston Frende (the 'Tenants') to pay the rent that they owe.

This application was heard by videoconference on July 30, 2021. The Landlord's Legal Representative, S. Korman, attended the hearing on behalf of the Landlord. As of 10:44 a.m., the Tenants were not present or represented at the hearing, although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Tenants did not pay the total rent they were required to pay for the period from April 1, 2020 to September 30, 2020.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$3,400.00.
4. The Tenants made no payments to the Landlord after the application was filed.
5. The Landlord collected a rent deposit of \$3,400.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenants for the period from September 1, 2019 until August 31, 2020, in the amount of \$70.46.
6. The Tenants vacated the rental unit on September 30, 2020.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$8,562.54, which represents the amount of rent owing up to September 30, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
2. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before September 10, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 11, 2021 at 2.00% annually on the balance outstanding.

**August 30, 2021**  
**Date Issued**



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Arnab Quadry  
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.