



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-98485-21

In the matter of: 301, 2100 SHEROBEE ROAD
MISSISSAUGA ON L5A4C5

Between: CAPREIT Limited Partnership

Landlord

and

Jillian Charlebois
Jody Alexandra Charlebois

Tenants

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Jody Alexandra Charlebois and Jillian Charlebois (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 21, 2021. The Landlord's Legal Representative, G. Quaresma, attended the hearing on behalf of the Landlord. As of 3:54 p.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 have not paid the total rent the Tenants were required to pay for the period from January 1, 2021 to February 28, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 22, 2021.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Landlord collected a rent deposit of \$1,971.55 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 April 1, 2020 to January 22, 2021.
4. The Tenants did not make any payments to the Landlord after the application was filed.
5. The Tenants vacated the rental unit on February 28, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 28, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$1,851.19*, which represents the amount of rent owing and compensation up to February 28, 2021, 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. If the Tenants do not pay the Landlord the full amount owing* on or before August 20, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 21, 2021 at 2.00% annually on the balance outstanding.

August 9, 2021
Date Issued



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.

* Refer to section A on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

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A. Amount the Tenants must pay as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	January 1, 2021 to January 22, 2021	\$1,426.00
Plus compensation: (from the day after the termination date in the Notice to the date the rental unit was vacated)	January 23, 2021 to February 28, 2021	\$2,398.34
Less the rent deposit:		-\$1,971.55
Less the interest owing on the rent deposit:	April 1, 2020 to January 22, 2021	-\$1.60
Amount owing to the Landlord on the order date: (total of previous boxes)		\$1,851.19
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$2,037.19

2021 CanLII 114749 (ON LTB)