



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** TNL-30622-21

**In the matter of:** 809, 135 FENELON DRIVE  
TORONTO ON M3A 3K7

**Between:** Beaux Properties Management Company

Landlord

**and**

Kamini Pasricha  
Lalit Pasricha

Tenants

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Kamini Pasricha and Lalit Pasricha (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's Agent, Athena Metaxas attended the hearing. As of 2:43 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

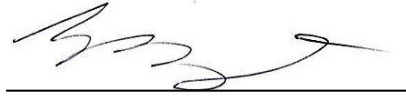
**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from September 1, 2020 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 22, 2020.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$1,425.66.
4. The Landlord collected a rent deposit of \$1,394.97 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from November 1, 2020 to December 22, 2020.
6. The Tenants paid \$8,186.00 after the application was filed.
7. The only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
2. 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**



Elizabeth Usprich  
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.