



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-11282-20

In the matter of: BASEMENT, 27 POGSON DRIVE
WHITBY ON L1R2J1

Between: Naveed Akhter Landlord

and

Donna Washburn Tenants
Thomas Forster

Naveed Akhter (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Forster and Donna Washburn (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard on December 1, 2020.

The Landlord, the Landlord's representative, A. Kassam, and the Tenants' representative, C. Aylwin, attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants moved out of the rental unit on July 31, 2020.
2. The Tenants shall pay to the Landlord \$3,100.00, which represents the amount of rent owing and compensation up to July 31, 2020 and the Landlord's Board filing costs, less the rent deposit and interest the Landlord owes on the rent deposit.
3. If the Tenants do not pay the Landlord the full amount owing on or before December 31, 2020, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2021 at 2.00% annually on the balance outstanding.

Harry Cho
Member, Landlord and Tenant Board

January 22, 2021

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.