



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-12949-20

In the matter of: 1, 5880 RAMA DALTON BOUNDARY ROAD
RAMARA ON L0K1W0

Between: Lakeview Realty Inc. Landlord

and

Shane Killins Tenants
Sheri Pedwell

Lakeview Realty Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sheri Pedwell and Shane Killins (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 14, 2021. Only the Landlord's Agent, Michael Preston, attended the hearing. As of 10:22 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 have not paid the total rent the Tenants were required to pay for the period from February 14, 2020 to May 13, 2021. Because of the arrears, the Landlord served a Notice of Termination effective August 7, 2020.
2. The Tenants vacated the rental unit on March 2, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,250.00.
4. The Landlord collected a rent deposit of \$625.00 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 February 15, 2020 to August 7, 2020.
6. The Tenants paid \$2,150.00 after the application was filed.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 2, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$8,359.56*, which represents the amount of rent owing and compensation up to March 2, 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 May 30, 2021, the Tenants will start to owe interest. This will be simple interest calculated from May 31, 2021 at 2.00% annually on the balance outstanding.

May 19, 2021
Date Issued



Kathleen Wells
Member, Landlord and Tenant Board

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.

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

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: TEL-12949-20

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)	February 14, 2020 to August 7, 2020	\$3,217.24
Less the amount the Tenants paid to the Landlord		-\$2,150.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	August 8, 2020 to March 2, 2021	\$7,923.96
Less the rent deposit:		-\$625.00
Less the interest owing on the rent deposit:	February 15, 2020 to August 7, 2020	-\$6.64
Amount owing to the Landlord on the order date: (total of previous boxes)		\$8,359.56
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$8,545.56

2021 CanLII 91146 (ON LTB)