



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-14728-21

In the matter of: UPPER UNIT, 801 GORDON STREET
OSHAWA ON L1H4V8

Between: Balaji Raghavan Landlords
Swathija Geetha Raman

and

Elissa Shaw Tenants
Nelson Kingston

and Balaji Raghavan and Swathija Geetha Raman (the 'Landlords') applied for an order to terminate the tenancy and evict Nelson Kingston and Elissa Shaw (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on July 14, 2021.

Only the Landlords attended the hearing. As of 10:21 a.m. the Tenants were not present or represented at the hearing, although properly served with notice by the Board.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from December 1, 2020 to July 31, 2021. Because of the arrears, the Landlords served a Notice of Termination effective January 18, 2021.
2. The lawful rent is \$1,025.00.
3. The Tenants moved out, giving vacant possession of the rental unit to the Landlords on April 15, 2021.
4. The Landlords collected a rent deposit of \$1,025.00 from the Tenants and this deposit is still being held by the Landlords; Interest on the rent deposit is owing to the Tenants for the period from March 16, 2019 to January 18, 2021.
5. The Tenants owe to the Landlord, \$3,700.99, which includes rent owing to April 15, 2021, less the last month rent deposit and interest owing on the deposit, plus the cost of filing this application.

It is ordered that:

1. The Tenancy is terminated as of April 15, 2021, the date in which the Tenants gave vacant possession of the rental unit to the Landlords.
2. The Tenants shall pay to the Landlords \$3,514.99*, which represents the amount of rent owing and compensation up to April 15, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlords the full amount owing* on or before April 26, 2021, the Tenants will start to owe interest. This will be simple interest calculated from April 27, 2021 at 2.00% annually on the balance outstanding.

July 28, 2021
Date Issued



Tami Cogan
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 27, 2021 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

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

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

**Schedule 1
SUMMARY OF CALCULATIONS**

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	December 1, 2020 to January 18, 2021	\$1,631.58
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	January 19, 2021 to April 15, 2021	\$2,931.90
Less the rent deposit:		-\$1,025.00
Less the interest owing on the rent deposit:	March 16, 2019 to January 18, 2021	-\$23.49
Amount owing to the Landlords on the order date: (total of previous boxes)		\$3,514.99
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords if the tenancy is terminated:		\$3,700.99

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