



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-08537-20

In the matter of: 3111, 30 SHORE BREEZE DRIVE
ETOBICOKE ON M8V0J1

Between: Shailesh Joshi Landlords
Yolanda Joshi

and

Berivan Ali Tenant

Shailesh Joshi and Yolanda Joshi (the 'Landlords') applied for an order to terminate the tenancy and evict Berivan Ali (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 10, 2021.

Only the Landlord Shailesh Joshi attended the hearing.

The Tenant was not present or represented at any time during the hearing block although properly served with notice of the hearing by the Board.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from August 20, 2020 to June 19, 2021. Because of the arrears, the Landlords served a Notice of Termination effective September 23, 2020.
2. The Tenant vacated the rental unit on October 28, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,150.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant has made no payments since the application was filed.

It is ordered that:


1. The tenancy is terminated as of October 28, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.

1. The Tenant shall pay to the Landlords \$4,906.54*, which represents the amount of rent owing and compensation up to October 28, 2020.
2. The Tenant shall also pay to the Landlords \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlords the full amount owing* on or before July 27, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 28, 2021 at 2.00% annually on the balance outstanding.

July 16, 2021

Date Issued

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5



Douglas Wilkins
Member, Landlord and Tenant Board

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 Tenant must pay as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	August 20, 2020 to September 23, 2020	\$2,432.74
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	September 24, 2020 to October 28, 2020	\$2,473.80
Amount owing to the Landlords on the order date: (total of previous boxes)		\$4,906.54
Additional costs the Tenant must pay to the Landlords:		\$186.00
Total the Tenant must pay the Landlords as the tenancy is terminated:		\$5,092.54

2021 CanLII 106254 (ON LTB)