



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-24420-20

In the matter of: 11 IRWIN AVENUE
AURORA ON L4G3G1

Between: Mehraj Sarwor Landlord

and

I hereby certify this is a true copy of the Order
(Name of Document)

Claudio Corna Tenants
Sean Paul Maxwell
Thomas G Bauer

(Signature of Staff Member)

DEC 07 2020

LANDLORD AND TENANT BOARD

Mehraj Sarwor (the 'Landlord') applied for an order to terminate the tenancy and evict Claudio Corna, Sean Paul Maxwell and Thomas G Bauer (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 12, 2020.

The Landlord and the Landlord's Legal Representative, Shiva Zareian and the Tenant, Sean Paul Maxwell attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from November 1, 2019 to November 30, 2020. Because of the arrears, the Landlord served a Notice of Termination effective December 31, 2019.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$1,500.00
4. The Landlord is not holding a last month's rent deposit.
5. The Tenants have made no payments since the application was filed.
6. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until December 15, 2020 pursuant to subsection 83(1)(b) of the Act.

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: TNL-24420-20

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)	November 1, 2019 to December 31, 2019	\$800.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	January 1, 2020 to December 7, 2020	\$16,867.44
Amount owing to the Landlord on the order date: (total of previous boxes)		\$17,667.44
Additional costs the Tenants must pay to the Landlord:		\$175.00
Plus daily compensation owing for each day of occupation starting December 8, 2020:		\$49.32 (per day)
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$17,842.44, + \$49.32 per day starting December 8, 2020

B. Amount the Tenants must pay to void the eviction order and continue the tenancy:

Reasons for amount owing	Period	Amount
Arrears:	November 1, 2019 to December 31, 2020	\$18,800.00
Additional costs the Tenants must pay to the Landlord:		\$175.00
Total the Tenants must pay to continue the tenancy:	On or before December 15, 2020	\$18,975.00

File Number: TNL-24420-20

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 June 16, 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.