



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** CEL-96671-20

**In the matter of:** LOWER LEVEL, 50 KINCAID COURT  
BRAMPTON ON L6Z1E4

**Between:** Audrey Wilson Landlords  
Dionne Wilson

**and**

Semone Harris Tenant

Audrey Wilson and Dionne Wilson (the 'Landlords') applied for an order to terminate the tenancy and evict Semone Harris (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 7, 2021. Only the Landlords' Legal Representative, Yuvraj Katodia, attended the hearing. As of 10:42 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

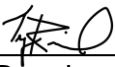
1. The Tenant has not paid the total rent the Tenant was required to pay for the period from July 1, 2020 to June 30, 2021. Because of the arrears, the Landlords served a Notice of Termination effective October 9, 2020.
2. The Tenant vacated the rental unit on December 31, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$900.00.
4. The Landlords collected a rent deposit of \$900.00 from the Tenant and this deposit is still being held by the Landlords.
5. Interest on the rent deposit is owing to the Tenant for the period from November 1, 2018 to October 9, 2020.
6. The Tenant paid \$900.00 after the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of December 31, 2020, the date the Tenants gave vacant possession of the rental unit to the Landlord.

2. The Tenant shall pay to the Landlords \$3,587.42\*, which represents the amount of rent owing and compensation up to December 31, 2020, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenant shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlords the full amount owing\* on or before June 25, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 26, 2021 at 2.00% annually on the balance outstanding.

**June 14, 2021**  
**Date Issued**

  
\_\_\_\_\_  
Troy Rossignol  
Member, Landlord and Tenant Board

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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: CEL-96671-20**

**A. Amount the Tenant must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	July 1, 2020 to October 9, 2020	\$2,966.30
Less the amount the Tenant paid to the Landlords		-\$900.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 10, 2020 to December 31, 2020	\$2,455.97
Less the rent deposit:		-\$900.00
Less the interest owing on the rent deposit:	November 1, 2018 to October 9, 2020	-\$34.85
<b>Amount owing to the Landlords on the order date:</b> (total of previous boxes)		<b>\$3,587.42</b>
<b>Additional costs the Tenant must pay to the Landlords:</b>		<b>\$186.00</b>
<b>Total the Tenant must pay the Landlords as the tenancy is terminated:</b>		<b>\$3,773.42</b>

2021 CanLII 93123 (ON LTB)