



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

**File Number:** SOL-15199-20

**In the matter of:** 167 BEAVERIDGE AVENUE  
OAKVILLE ON L6H7C4

**Between:** Meraj Arif Landlords  
Pervaiz Akhter

**and**

Richard Philip Selwyn Tenant

Meraj Arif and Pervaiz Akhter (the 'Landlords') applied for an order to terminate the tenancy and evict Richard Philip Selwyn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2021. Only the Landlords and the Landlords' representative Shalini Puri attended the hearing. As of 1:33p.m., the Tenant was not present or represented although properly served 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 February 10, 2020 to December 9, 2020. Because of the arrears, the Landlords served a Notice of Termination effective May 29, 2020.
2. The Tenant vacated the rental unit on April 1, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$3,300.00.
4. The amount outstanding to April 1, 2021, inclusive of rent arrears (\$49,500.00) and costs (\$186.00) is \$49,686.00.
5. The Board only has the authority to order arrears of rent to a maximum of \$35,000.00 as section 207(1) of Act. Therefore, this order is for the maximum amount of \$35,000.00.
6. The Landlords collected a rent deposit of \$3,300.00 from the Tenant and this deposit is still being held by the Landlords.

7. Interest on the rent deposit is owing to the Tenant for the period from March 2, 2018 to May 29, 2020.

**It is ordered that:**

1. The Tenancy is terminated as of April 1, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlords \$35,000.00\*, which represents the amount of rent owing and compensation up to April 1, 2021, 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 May 22, 2021, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2021 at 2.00% annually on the balance outstanding.



**May 11, 2021**  
**Date Issued**

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John Mazzilli  
Member, Landlord and Tenant Board

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.