



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-98673-21

In the matter of: 13 DESERT GARDEN DRIVE
BRAMPTON ON L7A4V4

Between: Arun Narula Landlords
Deepa Narula

and

Leeanne E. Mckend Tenants
S. Andre Wilmott-green

2021 CanLII 123844 (ON LTB)

Arun Narula ('AN') and Deepa Narula ('DN', the 'Landlords') applied for an order to terminate the tenancy and evict Leeanne E. Mckend and S. Andre Wilmott-green (the 'Tenants') because they have been persistently late in paying their rent. The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard in video conference room 106 on August 5, 2021.

Only the Landlords attended the hearing.

Determinations:

1. The Landlord DN testified that the Sheriff evicted the Tenants from the rental unit on July 22, 2021, under Board order HOL-09031-20.
2. The Landlords collected a rent deposit of \$3,200.00 from the Tenants and this deposit is still being held by the Landlords.
3. Interest on the rent deposit is owing to the Tenants for the period from August 28, 2019 to October 31, 2020.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated, as of July 22, 2021. The Tenants moved out of the rental unit on July 22, 2021.
2. The Tenants shall pay to the Landlords \$201.00 for the cost of filing the application.

3. If the Tenants do not pay the Landlords the full amount owing on or before October 1, 2021, they will start to owe interest. This will be simple interest calculated from October 2, 2021 at 2.00% annually on the balance outstanding.



Harry Cho
Member, Landlord and Tenant Board

September 20, 2021

Date Issued

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.