



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-15897-21

In the matter of: C, 8 TRENTON STREET
TRENTON ON K8V4M9

Between: Mahima Gill Landlord

and

Drew Playton (aka Drew Playter) Tenants
Sapphire Murray

Mahima Gill (the 'Landlord') applied for an order to terminate the tenancy and evict Sapphire Murray and Drew Playton (aka Drew Playter) (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was by way of video conference on July 21, 2021. The Landlord's Legal Representative, L. McCullough, attended the hearing. As of 1:49 p.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 Tenants have not paid the total rent the Tenants were required to pay for the period from December 1, 2020 to March 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 17, 2021.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Landlord collected a rent deposit of \$1,400.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenants for the period from December 1, 2020 to March 17, 2021.
4. The Tenants did not make any payments to the Landlord after the application was filed.
5. The Tenants vacated the rental unit on March 21, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 21, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$2,766.18*, which represents the amount of rent owing and compensation up to March 21, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing* on or before September 19, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 20, 2021 at 2.00% annually on the balance outstanding.

September 8, 2021
Date Issued



Arnab Quadry
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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 Tenants must pay as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	December 1, 2020 to March 17, 2021	\$3,982.47
Plus compensation: (from the day after the termination date in the Notice to the date the rental unit was vacated)	March 18, 2021 to March 21, 2021	\$184.12
Less the rent deposit:		-\$1,400.00
Less the interest owing on the rent deposit:	December 1, 2020 to March 17, 2021	-\$0.41
Amount owing to the Landlord on the order date:(total of previous boxes)		\$2,766.18
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$2,952.18

2021 CanLII 128770 (ON LTB)