

In the matter of: 177 MCANULTY BOULEVARD
HAMILTON ON L8H3H8

Landlord

Between: Farshad Mahini

and

Jeanie Reading
Michael Grant

Tenants



Farshad Mahini (the 'Landlord') applied for an order to terminate the tenancy and evict Jeanie Reading and Michael Grant (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1).

Farshad Mahini (the 'Landlord') applied for an order to terminate the tenancy and evict Jeanie Reading and Michael Grant (the 'Tenants') because they, another occupant of the rental unit or someone they permitted in the residential complex have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2).

These applications were heard in Hamilton on October 24, 2019.

Only the Landlord attended the hearing. As of 9:55 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenants vacated the rental unit on October 2, 2019 but were in possession of the rental unit when the application was filed.
2. The monthly rent was \$1,200.00. The Tenants did not pay rent from June 2019 until they vacated the rental unit, except for a payment of \$400.00 in June 2019.
3. The Landlord collected a rent deposit of \$1,200.00 from the Tenants and this deposit is still being held by the Landlord.
4. Interest on the rent deposit is owing to the Tenants for the period from August 2, 2019 to July 29, 2019.

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: SOL-07291

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)	June 1, 2019 to July 29, 2019	\$1,944.11
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	July 30, 2019 to October 2, 2019	\$2,564.25
Less the rent deposit:		-\$1,200.00
Less the interest owing on the rent deposit:	August 2, 2019 to July 29, 2019	\$0.18
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,308.54
Additional costs the Tenants must pay to the Landlord:		\$190.00
Compensation for Damage to Windows		\$21.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$3,519.54

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5. The Tenants also broke windows in the rental unit. The Landlord is entitled to \$21.00 for the cost to replace the glass.

It is ordered that:

1. The tenancy between the Landlord and the Tenants terminated as of October 2, 2019, the date the Tenants gave vacant possession of the rental unit.
2. The Tenants shall pay to the Landlord \$3,308.54*, which represents the amount of rent owing and compensation up to October 2, 2019, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$21.00 for compensation for damage to the windows.
4. The Tenants shall also pay to the Landlord \$190.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing (\$3,519.54)* on or before December 28, 2019, the Tenants will start to owe interest. This will be simple interest calculated from December 29, 2019 at 3.00% annually on the balance outstanding.

December 17, 2019
Date Issued


Cristina De Leon-Culp
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.

* Refer to section A on the attached Summary of Calculations.