



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

**File Number: SOL-15085-20-AM**

**In the matter of:** UNIT 1, 17 FAIRBURN AVENUE  
ST.CATHARINES ON L2T1B1

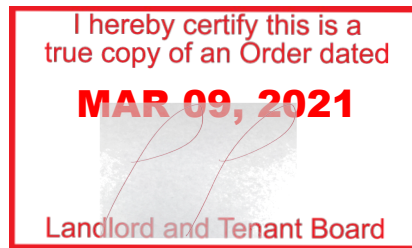
**Between:** Akshat Kaushal  
Avneet Kaur Nagpal

Landlords

**and**

Amanda Hawman  
Todd Sherwood

Tenants



**An order was issued on January 25, 2020 but the date should accurately have been January 25, 2021. This amended order corrects that clerical error and the correction is bolded below. All other aspects of the order remain the same.**

Akshat Kaushal and Avneet Kaur Nagpal (the 'Landlords') applied for an order to terminate the tenancy and evict Todd Sherwood and Amanda Hawman (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on November 25, 2020.

Only the Landlord, Akshat Kaushal and the Landlord's Legal Representative, J. Rodrigues attended the hearing. As of 12:09 p.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 have not paid the total rent the Tenants were required to pay for the period from February 1, 2020 to November 30, 2020. Because of the arrears, the Landlords served a Notice of Termination effective May 22, 2020.
2. The Tenants vacated the rental unit on May 29, 2020. The Tenants are in possession of the rental unit.
3. The Tenants made no payments after the application was filed.
4. The Landlords collected a rent deposit of \$1,400.00 from the Tenants and this deposit is still being held by the Landlords.

5. Interest on the rent deposit is owing to the Tenants for the period from May 2, 2019 to May 22, 2020.

**It is ordered that:**

1. The tenancy is terminated as of August 25, 2020, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlords \$7,848.77\*, which represents the amount of rent owing and compensation up to August 25, 2020, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenants shall also pay to the Landlords \$175.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlords the full amount owing\* on or before February 28, 2021, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2021 at 2.00% annually on the balance outstanding.

**January 25, 2021**

**Date Issued**

**March 9, 2021**

**Date Amended Order Issued**



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**Jitewa Edu**

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.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**File Number: SOL-15085-20-AM**

**A. Amount the Tenants 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)	February 1, 2020 to May 22, 2020	\$4,830.68
Plus, compensation: (from the day after the termination date in the Notice to the date of the order)	May 23, 2020 to August 25, 2020	\$4,450.75
Less the rent deposit:		-\$1,400.00
Less the interest owing on the rent deposit:	May 2, 2019 to May 22, 2020	-\$32.66
Amount owing to the Landlords: (total of previous boxes)		<b>\$7,848.77</b>
Additional costs the Tenants must pay to the Landlords:		\$175.00
<b>Total the Tenants must pay the Landlords:</b>		<b>\$8,023.77</b>