



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-23505-21

In the matter of: BASEMENT, 24 HEMAN STREET
TORONTO ON M8V1X5

Between: PPG Rausch Holdings Ltd. Landlord

and

Deanna Ogden Tenants
Thomas Ogden

PPG Rausch Holdings Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Ogden and Deanna Ogden (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 17, 2021. Only the Landlord's Agent, Brett Lockwood, attended the hearing. As of 2:41 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 April 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective August 7, 2021.
2. The Tenants vacated the rental unit on November 15, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,495.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,495.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from June 1, 2020 to August 7, 2021.

It is ordered that:

1. The tenancy is terminated as of November 15, 2021, the date the Tenants returned vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord \$8,992.27*, which represents the amount of rent owing and compensation up to November 15, 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 December 28, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 29, 2021 at 2.00% annually on the balance outstanding.

December 17, 2021
Date Issued



Greg Brocanier
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

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)	April 1, 2021 to August 7, 2021	\$5,574.05
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	August 8, 2021 to November 15, 2021	\$4,915.00
Less the rent deposit:		-\$1,495.00
Less the interest owing on the rent deposit:	June 1, 2020 to August 7, 2021	-\$1.78
Amount owing to the Landlord on the order date:(total of previous boxes)		\$8,992.27
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$9,178.27

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