



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-10775-21

In the matter of: 910, 460 ST-LAURENT BOULEVARD
OTTAWA ON K1K4Z2

Between: 6881530 Canada Inc. Landlord

and

Dennis Johannes Sluytman Tenants
Meghan Amber Willie

6881530 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dennis Johannes Sluytman and Meghan Amber Willie (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 10, 2021. The Landlord's Legal Representative, C. Leger, attended the hearing, along with the Landlord's Agent, R. Lacroix. The Tenant Meghan Amber Willie attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from March 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective April 28, 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 \$1,950.00 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 November 21, 2018 to April 28, 2021.
4. The Tenants paid a total of \$200.00 to the Landlord after the application was filed.
5. The Tenants vacated the rental unit on July 31, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of July 31, 2021, the date the Tenants vacated the rental unit.

2. The Tenants shall pay to the Landlord \$6,542.45*, which represents the amount of rent owing and compensation up to July 31, 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 November 16, 2021, the Tenants will start to owe interest. This will be simple interest calculated from November 17, 2021 at 2.00% annually on the balance outstanding.

November 5, 2021
Date Issued



Arnab Quadry
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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)	March 1, 2021 to April 28, 2021	\$2,745.07
Less the amount the Tenants paid to the Landlord		-\$200.00
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	April 29, 2021 to July 31, 2021	\$6,026.34
Less the rent deposit:		-\$1,950.00
Less the interest owing on the rent deposit:	November 21, 2018 to April 28, 2021	-\$78.96
Amount owing to the Landlord on the order date:(total of previous boxes)		\$6,542.45
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$6,728.45

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