



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-06622-20

In the matter of: 4331 ECLIPSE WAY
NIAGARA FALLS ON L2G0X5

Between: Balwinder Matharoo Landlords
Satwinder Matharoo

and

Mina Volpe Tenant

Balwinder Matharoo and Satwinder Matharoo (the 'Landlords') applied for an order to terminate the tenancy and evict Mina Volpe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 28, 2020. The Landlord Satwinder Matharoo attended the hearing. As of 2:40 p.m. the Tenants were not present or represented at the hearing although properly served with notice of this hearing as it appears from the Certificate of Service.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from November 1, 2019 to October 31, 2020. Because of the arrears, the Landlords served a Notice of Termination effective January 22, 2020.
2. The Tenant is in possession of the rental unit.
3. The monthly rent is \$1,500.00.
4. The arrears owing for the period ending October 31, 2020 as of the date of hearing is \$6,750.00.
5. The Landlords collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlords.
6. Interest on the rent deposit is owing to the Tenant for the period from January 31, 2018 to January 22, 2020 in the amount of \$59.28.

7. The Landlord presented an agreement, signed by all parties, agreeing to terminate the tenancy effective October 31, 2020 in exchange for full rent forgiveness, less any rent deposit and interest owing on the deposit, currently held by the Landlord.

It is ordered that:

1. The tenancy between the Landlords and tenant is terminated October 31, 2020.
2. If the unit is not vacated on or before October 31, 2020, then starting November 1, 2020 the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords, on or after November 1, 2020.

May 21, 2021
Date Issued



Dawn King
Member, Landlord and Tenant Board

Head Office
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.