



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-19888-21

In the matter of: MAIN, 159 PARADISE ROAD N
HAMILTON ON L8S 3T2

Between: Christian Ritums Landlords
Jacob Ritums

and

Cheyenne Douse Tenants
Evelyn Donovan
Matthew Donovan
Sara Donovan

Christian Ritums and Jacob Ritums (the 'Landlords') applied for an order to terminate the tenancy and evict Evelyn Donovan, Matthew Donovan, Sara Donovan, Cheyenne Douse and Carol Donovan because they did not pay the rent that the Tenants owe.

This application was heard by video hearing on July 6, 2021. Only the Landlord, Jacob Ritums, 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, 2020 to July 3, 2021. Because of the arrears, the Landlords served a Notice of Termination effective January 24, 2021.
2. The Landlords collected a rent deposit of \$2,200.00 from the Tenants and this deposit is still being held by the Landlords.
3. Interest on the rent deposit is owing to the Tenants for the period from March 1, 2020 to January 24, 2021.
4. Carol Donovan was not a tenant of this unit when the Landlords filed their application. She left the unit on or about November 2020 and did not re-occupy the unit as a tenant. The title has been amended to delete her as a party to this application.
5. Certain of the remaining Tenants physically came and went from the unit but did not give up legal possession of the unit until July 3, 2021. They are liable for arrears of rent and compensation to July 3, 2021.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Landlords may re-occupy the unit and take control of the unit in every respect. The Tenants have no right to re-occupy this unit.
2. The Tenants shall pay to the Landlords \$14,315.01*, which represents the amount of rent owing and compensation up to July 3, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlords the full amount owing* on or before August 28, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 29, 2021 at 2.00% annually on the balance outstanding.



August 17, 2021
Date Issued

Donald MacVicar
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-19888-21

A. Amount the Tenants must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to June 30, 2021)	March 1, 2020 to June 30, 2021	\$16,300.00
Plus compensation:	July 1, 2021 to July 3, 2021	\$216.99
Less the rent deposit:		-\$2,200.00
Less the interest owing on the rent deposit:	March 1, 2020 to January 24, 2021	-\$1.98
Amount owing to the Landlords on the order date:(total of previous boxes)		\$14,315.01
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords if the tenancy is terminated:		\$14,501.01

2021 CanLII 116742 (ON LTB)