



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-11088-21

In the matter of: 33 ROSS DRIVE (BASEMENT)
BRAMPTON ON L6R3S7

Between: Harpreet Kaur Gosal
Lakhvir Singh Gosal

Landlords

and

Rajpreet Singh Gill
Ramandeep Kaur Gill

Tenants

Harpreet Kaur Gosal and Lakhvir Singh Gosal (the 'Landlords') applied for an order to terminate the tenancy and evict Ramandeep Kaur Gill and Rajpreet Singh Gill (the 'Tenants') because the Landlord requires possession of the rental unit for the purpose of residential occupation.

This application was heard via videoconference on September 1, 2021 at 9:00 a.m.

The Landlord was represented by Shikha Kapoor, a licensed Paralegal. The Tenants were not present or represented at the hearing though being properly served with the Notice of Hearing by the Board.

The hearing proceeded without the Tenants at 12:11 p.m.

Determinations:

1. The Landlords in good faith require possession of the rental unit for the purpose of residential occupation.
2. The Landlord paid the Tenant compensation equal to one month's rent on August 23, 2021.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenants did not attend the hearing to present evidence or submissions in support of granting relief from eviction and no circumstances were disclosed at the hearing or appeared in the Board file.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated, as of November 23, 2021. The Tenants must move out of the rental unit on or before November 23, 2021.
2. The Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlords the full amount owing on or before November 23, 2021, they will start to owe interest. This will be simple interest calculated from November 24, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before November 23, 2021, then starting November 24, 2021, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 24, 2021.

November 12, 2021

Date Issued



Peter Pavlovic
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on May 24, 2022 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.