



Order under Section 69
Residential Tenancies Act, 2006

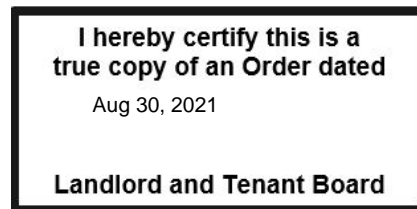
File Number: CEL-99331-21

In the matter of: BASEMENT, 195 VALLEYWAY DRIVE
BRAMPTON ON L6X0N3

Between: Gurinder Singh Sidhu Landlords
Navjot Brar

and

Brandi Maschke
Kyle Manning



Tenants

Gurinder Singh Sidhu and Navjot Brar (the 'Landlords') applied for an order to terminate the tenancy and evict Kyle Manning and Brandi Maschke (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 12, 2021. Only Simaran Sidhu, a law student, attended the hearing on behalf of the Landlords. As of 1:30 p.m. the Tenants were not present or represented although properly served with the 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 September 1, 2020 to July 1, 2021. Because of the arrears, the Landlords served a Notice of Termination effective March 22, 2021.
2. The Tenants vacated the rental unit on July 1, 2021. The Tenants were in possession of the rental unit when this application was filed.
3. The lawful monthly rent was \$1,555.00, inclusive of a flat \$105.00 monthly fee in recognition of the fact that rent was inclusive of utilities.
4. The Landlords incurred charges of \$80.00 for administration charges related to cheques tendered by or on behalf of the Tenants, which were returned NSF.
5. The Tenants paid \$1,450.00 after the application was filed.
6. The Landlords are holding a rent deposit of \$1,450.00. No interest is owing on the rent deposit.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated effective July 1, 2021, the date rental unit was vacated.
2. The Tenants shall pay to the Landlords \$4,480.00*, which represents the amount of rent owing and compensation up to July 1, 2021 and the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenants less the rent deposit being held by the Landlords.
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 September 10, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 11, 2021 at 2.00% annually on the balance outstanding.

August 30, 2021
Date Issued



Vladimir Nikitin
Member, Landlord and Tenant Board

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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: CEL-99331-21

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

Reasons for amount owing	Period	Amount
Arrears and compensation: (up to the date unit vacated)	September 1, 2020 to July 1, 2021	\$7,300.00
Less the amount the Tenants paid to the Landlords		-\$1,450.00
Less rent deposit:		-\$1,450.00
Administration charges related to NSF cheque charges:		\$80.00
Amount owing to the Landlords on the order date: (total of previous boxes)		\$4,480.00
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords as the tenancy is terminated:		\$4,666.00