



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-31160-21

In the matter of: 511, 640 ROSELAWN AVENUE
TORONTO ON M5N 1K9

Between: Merkur Properties Landlord

and

Kavya Latha Ramisetty Tenants
Sneha Gurram

Merkur Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Kavya Latha Ramisetty and Sneha Gurram (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 16, 2021. The Landlord's Legal Representative, Jason Paine attended the hearing. As of 10:42 a.m., the Tenants were not present or represented at the hearing although properly served with 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 February 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 28, 2021.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,044.00.
4. The Landlord's uncontested evidence was the Tenants vacated the rental unit on May 19, 2021. As such, the request for eviction under this application is no longer necessary.
5. The Landlord collected a rent deposit of \$2,035.87 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2021 to March 1, 2021.
7. The arrears and costs owing to May 19, 2021 total \$5,569.79.

It is ordered that:

1. The tenancy is terminated as of May 19, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$5,383.79*, which represents the amount of rent owing and compensation up to May 19, 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. The total amount owing under this order is \$5,569.79.
5. If the Tenants do not pay the Landlord the full amount owing* on or before August 20, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 21, 2021 at 2.00% annually on the balance outstanding.



August 9, 2021
Date Issued

Sonia Anwar-Ali
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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:	February 1, 2021 to March 1, 2021	\$2,111.20
Plus compensation:	March 2, 2021 to May 19, 2021	\$5,308.80
Less the rent deposit:		-\$2,035.87
Less the interest owing on the rent deposit:	January 1, 2021 to March 1, 2021	-\$0.34
Amount owing to the Landlord on the order date:(total of previous boxes)		\$5,383.79
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$5,569.79

2021 CanLII 121556 (ON LTB)