



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-10758-21

In the matter of: 3046 MAX KHAN BLVD
OAKVILLE ON L6H0S3

Between: Sachin Chachad
Tejashree Soni Chachad

Landlords

and

Diane Goncalves

Tenant

Sachin Chachad and Tejashree Soni Chachad (the 'Landlords') applied for an order to terminate the tenancy and evict Diane Goncalves (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlords also claimed administration charges related to NSF cheques.

This application was heard by video conference on July 29, 2021.

Only the Landlords' Legal Representative, L. Barder, attended the hearing. As of 1:17 p.m. the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from January 1, 2021 to July 31, 2021. Because of the arrears, the Landlords served a Notice of Termination effective April 29, 2021.
2. The Tenant vacated the rental unit on July 28, 2021. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,630.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlords incurred charges of \$20.00 for administration charges related to a cheque tendered by or on behalf of the Tenant, which was returned NSF.
6. The Landlords collected a rent deposit of \$2,575.00 from the Tenant and this deposit is still being held by the Landlords.

7. Interest on the rent deposit is owing to the Tenant for the period from April 15, 2018 to December 31, 2020.

It is ordered that:

1. The tenancy is terminated as of July 28, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlords.
2. The Tenant shall pay to the Landlords \$5,476.14*, which represents the amount of rent owing and compensation up to July 28, 2021 and the total charges related to the NSF cheque tendered to the Landlords by or on behalf of the Tenant, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenant shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlords the full amount owing* on or before August 17, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 18, 2021 at 2.00% annually on the balance outstanding.

2021 CanLII 115953 (ON LTB)

August 6, 2021
Date Issued

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5



Richard Ferriss
Member, Landlord and Tenant Board

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 Tenant must pay the Landlords:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	January 1, 2021 to April 29, 2021	\$412.51
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	April 30, 2021 to July 28, 2021	\$7,782.30
Less the rent deposit:		-\$2,575.00
Less the interest owing on the rent deposit:	April 15, 2018 to December 31, 2020	-\$143.67
Administration charges related to NSF cheque charges:		\$20.00
Amount owing to the Landlords on the order date: (total of previous boxes)		\$5,476.14
Additional costs the Tenant must pay to the Landlords:		\$186.00
Total the Tenant must pay the Landlords:		\$5,662.14

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