



Order under Subsection 87(1)
Residential Tenancies Act, 2006

File Number: NOL-41904-21

In the matter of: 503, 250 STE ANNE ROAD
SUDBURY ON P3C5M8

Between: Regent North Properties Inc.

Landlord

and

Deep Kansara
Dishani Patel
Jaimin Panchal
Sunil Patel

Tenants

Regent North Properties Inc. (the 'Landlord') applied for an order requiring Jaimin Panchal, Dishani Patel, Sunil Patel and Deep Kansara (the 'Tenants') to pay the rent that they owe.

This application was heard by video conference on November 18, 2021.

Only the Landlord's Legal Representative, Jennifer Ricci, attended the hearing. As of 11:25 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 did not pay the total rent they were required to pay for the period from December 1, 2020 to January 5, 2021.
2. The Tenants vacated the rental unit on January 5, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,499.00.
4. The Tenants made no payments after the application was filed.
5. The rent arrears owing to January 5, 2021 are \$1,742.40. The Tenants also owe the Landlord \$201.00 for the cost of filing the application.
6. The Landlord collected a rent deposit of \$1,499.00 from the Tenants. This deposit is still being held by the Landlord and will be offset against the amount owing.
7. Interest on the rent deposit of \$36.25 is owing to the Tenants for the period from November 27, 2019 to December 31, 2020.

It is ordered that:

1. The tenancy is terminated as of January 5, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$207.15, which represents the amount of rent owing up to January 5, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing on or before December 30, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 31, 2021 at 2.00% annually on the balance outstanding.

November 30, 2021

Date Issued

Northern-RO
199 Larch Street, Provincial Building, Suite 301
Sudbury ON P3E5P9



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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.