



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-16262-21

In the matter of: 110, 94 ASPEN SPRINGS DRIVE
CLARINGTON ON L1C5N3

Between: Aminder Randhawa
Mikael Khan

Landlords

and

Kayla Shyann Ray
Lavana Shyann Dale Tanner

Tenants

Aminder Randhawa and Mikael Khan (the 'Landlords') applied for an order to terminate the tenancy and evict Kayla Shyann Ray and Lavana Shyann Dale Tanner (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard in video conference room 103 on August 4, 2021.

Only the Landlords attended when the hearing was called at 11:41AM.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from November 15, 2020 to April 17, 2021. Because of the arrears, the Landlords served a Notice of Termination effective March 31, 2021.
2. The Tenants paid \$500.00 after the application was filed.
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.
4. The Landlords gave evidence that the Tenants vacated the rental unit on April 17, 2021.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants moved out of the rental unit on April 17, 2021.

2. The Tenants shall pay to the Landlords \$3,456.09*, which represents the amount of rent owing and compensation up to April 17, 2021.
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 12, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 13, 2021 at 2.00% annually on the balance outstanding.



Harry Cho
Member, Landlord and Tenant Board

September 1, 2021
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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 if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	November 15, 2020 to March 31, 2021	\$2,978.08
Less the amount the Tenants paid to the Landlords		-\$500.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 1, 2021 to April 17, 2021	\$978.01
Amount owing to the Landlords on the order date: (total of previous boxes)		\$3,456.09
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords if the tenancy is terminated:		\$3,642.09

2021 CanLII 128526 (ON LTB)