



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-18504-20

In the matter of: 311, 2529 LAKE SHORE BOULEVARD W
TORONTO ON M8V1E6

Between: Capreit Limited Partnership Landlord

and

Alyxa Rae Wease Tenants
Eric Sharda

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Sharda and Alyxa Rae Wease (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 12, 2021.

Only the Landlord's legal representative Geoff Paine attended the hearing.

The Tenants were not present or represented by 2:00 p.m. although properly served with notice of the hearing by the Board.

Determinations:


1. The Tenants have not paid the total rent the Tenants were required to pay for the period from March 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 27, 2020.
2. The Tenants vacated the rental unit on March 8, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,384.48 until it was increased to \$1,414.93 effective December 1, 2020.
4. The Landlord collected a rent deposit of \$1,384.48 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from October 1, 2020 to October 27, 2020.
6. The Tenants paid \$2,280.00 after the application was filed.

It is ordered that:

1. The tenancy is terminated as of March 8, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$3,678.26*, which represents the amount of rent owing and compensation up to March 8, 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. If the Tenants do not pay the Landlord the full amount owing* on or before June 13, 2021, the Tenants will start to owe interest. This will be simple interest calculated from June 14, 2021 at 2.00% annually on the balance outstanding.

June 2, 2021
Date Issued

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6



Douglas Wilkins
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 9, 2021 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

* Refer to section A on the attached Summary of Calculations.

** Refer to section B 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: (up to the termination date in the Notice of Termination)	March 1, 2020 to October 27, 2020	\$1,240.32
Less the amount the Tenants paid to the Landlord		-\$2,280.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 28, 2020 to March 8, 2021	\$6,104.67
Less the rent deposit:		-\$1,384.48
Less the interest owing on the rent deposit:	October 1, 2020 to October 27, 2020	-\$2.25
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,678.26
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$3,864.26

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