



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

**File Number:** SWL-52934-21

**In the matter of:** 45, 1200 COURTLAND AVENUE EAST  
KITCHENER ON N2C 1K7

**Between:** KSDM Holdings Inc. Landlord

**and**

Dhan Bahadur Karki Tenants  
Sita Chhetri

KSDM Holdings Inc. (the 'Landlord') applied for an order requiring Dhan Bahadur Karki and Sita Chhetri (the 'Tenants') to pay the rent that they owe.

This application was heard by videoconference on September 9, 2021.

The Landlord's Legal Representative, Lisa Nadon, and the Tenant, Sita Chhetri, representing herself and Dhan Bahadur Karki, attended the hearing.

**Determinations:**

1. The Tenants did not pay the total rent they were required to pay for the period from July 1, 2021 to September 30, 2021.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$1,428.57.
4. The Tenants paid \$4,200.00 after the application was filed.
5. As of the hearing date the Tenant owed the Landlord \$82.65 up to September 30, 2021

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$82.65, which represents the amount of rent owing up to September 30, 2021.
2. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.

- 3. If the Tenants do not pay the Landlord the full amount owing on or before November 29, 2021, the Tenants will start to owe interest. This will be simple interest calculated from November 30, 2021 at 2.00% annually on the balance outstanding.

**November 18, 2021**  
**Date Issued**



Peter Pavlovic  
 Member, Landlord and Tenant Board

South West-RO  
 150 Dufferin Avenue, Suite 400, 4th Floor  
 London ON N6A5N6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.