



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** TNL-28982-20

**In the matter of:** 402, 18 SKIPTON COURT  
NORTH YORK ON M3M2S8

**Between:** D.D. Acquisitions Partnership

Landlord

**and**

Gaurav Gupta  
Vinay Verma

Tenants

D.D. Acquisitions Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Vinay Verma and Gaurav Gupta (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard via video conference on June 7, 2021. Only the Landlord's Legal Representative, Fabio Quattrociochi, attended the hearing. As of 2:08 p.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 have not paid the total rent the Tenants were required to pay for the period from October 1, 2020 to November 30, 2020. Because of the arrears, the Landlord served a Notice of Termination effective October 27, 2020.
2. The Tenants vacated the rental unit on November 30, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,350.00.
4. The Tenants have made no payments to the Landlord since the application was filed.
5. The Landlord collected a rent deposit of \$2,350.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from May 1, 2020 to October 27, 2020.

**It is ordered that:**

1. The Tenants vacated the rental unit on November 30, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants shall pay to the Landlord \$2,337.38\*, which represents the amount of rent owing and compensation up to November 30, 2020, 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 July 1, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 2, 2021 at 2.00% annually on the balance outstanding.

**June 21, 2021**  
**Date Issued**



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Arnab Quadry  
Member, Landlord and Tenant Board

Toronto North-RO  
47 Sheppard Avenue East, Suite 700, 7th Floor  
Toronto ON M2N5X5

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**

**File Number: TNL-28982-20**

**A. Amount the Tenants must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	October 1, 2020 to October 27, 2020	\$2,086.03
Plus compensation: (from the day after the termination date in the Notice to the date the Tenant vacated)	October 28, 2020 to November 30, 2020	\$2,626.84
Less the rent deposit:		-\$2,350.00
Less the interest owing on the rent deposit:	May 1, 2020 to October 27, 2020	-\$25.49
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$2,337.38</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$2,523.38</b>

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