



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-46928-20

In the matter of: 03, 45 BLACKFRIARS STREET
LONDON ON N6H1K5

Between: Alverin Oliver Cosme Landlord

and

Michael Jr. Cabana Tenants
Michael Robert Cabana

Alverin Oliver Cosme (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Robert Cabana and Michael Jr. Cabana (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on June 3, 2021. Only the Landlord attended the hearing. As of 9:30 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 have not paid the total rent the Tenants were required to pay for the period from October 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective November 5, 2020.
2. The Tenants vacated the rental unit on March 1, 2021. The Tenants were in possession of the rental unit at the time the application was filed.
3. The Tenants paid \$2,100.00 after the application was filed.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on March 1, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$3,871.54*, which represents the amount of rent owing and compensation up to March 1, 2021.
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 10, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 11, 2021 at 2.00% annually on the balance outstanding.

June 10, 2021
Date Issued



Jitewa Edu
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.

* 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 as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	October 1, 2020 to November 5, 2020	\$1,013.70
Less the amount the Tenants paid to the Landlord		-\$2,100.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	November 6, 2020 to March 1, 2021	\$4,957.84
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,871.54
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$4,057.54

2021 CanLII 97065 (ON LTB)