



Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the **Statutory Powers Procedure Act**

File Number: TNL-30097-21

In the matter of: 96 VENICE GATE DRIVE
WOODBIDGE VAUGHAN ON L4H0E8

Between: Grace Sanginesi Landlords
Sebastian Shnginesi

and

Marlin Cisneros-Sadko Tenants
Osborn Goring

This amended order is issued to correct clerical errors in the original order issued on June 14, 2021.

Grace Sanginesi and Sebastian Shnginesi (the 'Landlords') applied for an order to terminate the tenancy and evict Osborn Goring and Marlin Cisneros-Sadko (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference June 7, 2021. Only the Landlords' Legal Representative, Tigran Sandukhchyan, attended the hearing. As of 10:16 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 Landlords served a Notice of Termination effective November 20, 2020.
2. The Tenants were in possession of the rental unit.
3. The lawful monthly rent was \$2,300.00.
4. The Landlord's uncontested evidence was the Tenants vacated the rental unit on December 11, 2020. As such, the request for eviction under this application is no longer necessary.
5. The Tenants have made no payments since the application was filed.

6. The Landlords collected a rent deposit of \$2,300.00 from the Tenants and this deposit is still being held by the Landlords.
7. Interest on the rent deposit is owing to the Tenants for the period from May 24, 2017 to November 20, 2020.
8. The arrears and costs owing to December 11, 2021 total \$2,542.75.
9. An order shall issue accordingly.

It is ordered that:

1. The tenancy is terminated as of December 11, 2020 the date the Tenants gave vacant possession of the rental unit to the Landlords.
2. The Tenants shall pay to the Landlords \$2,341.75*, which represents the amount of rent owing and compensation up to December 11, 2020, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenants shall also pay to the Landlords \$201.00 for the cost of filing the application.
4. The total amount owing under this order is \$2,542.75.
5. If the Tenants do not pay the Landlords the full amount owing* on or before June 25, 2021, the Tenants will start to owe interest. This will be simple interest calculated from June 26, 2021 at 2.00% annually on the balance outstanding.



June 14, 2021
Date Issued

Sonia Anwar-Ali
Member, Landlord and Tenant Board

September 14, 2021
Date Amended

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**

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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 20, 2020	\$3,212.33
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	November 21, 2020 to December 11, 2020	\$1,588.02
Less the rent deposit:		-\$2,300.00
Less the interest owing on the rent deposit:	May 24, 2017 to November 20, 2020	-\$158.60
Amount owing to the Landlords on the order date: (total of previous boxes)		\$2,341.75
Additional costs the Tenants must pay to the Landlords:		\$201.00
Total the Tenants must pay the Landlords as the tenancy is terminated:		\$2,542.75

2021 CanLII 129814 (ON LTB)