



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

**File Number:** TNL-33088-21

**In the matter of:** 506, 2 VENA WAY  
TORONTO ON M9M0G5

**Between:** Medallion Corporation Landlord

**and**

Deborah Aina Ojo Tenants  
Olalere Wonder Ojo

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah Aina Ojo and Olalere Wonder Ojo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlord also claimed administration charges related to NSF cheques.

This application was heard by videoconference on September 24, 2021. The Landlord's Legal Representative, Samuel Korman, and one of the Tenants, Deborah Aina Ojo (on behalf of both Tenants) attended the hearing.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from May 1, 2021 to September 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective June 8, 2021.
2. The Landlord incurred charges of \$40.00 for administration charges related to cheques tendered by or on behalf of the Tenants, which were returned NSF.
3. The Tenants are in possession of the rental unit.
4. The monthly rent is \$2,623.90.
5. The Tenants paid all arrears for the period ending September 30, 2021 after the application was filed.
6. The only amount outstanding is part of the Landlord's cost of filing the application and the administrative charges related to the NSF cheques. As a result, the order will be limited to costs only and not eviction.

**It is ordered that:**

1. The Tenants shall also pay to the Landlord \$148.80 for the remaining costs of filing the application and the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenants.
2. If the Tenants do not pay the Landlord the full amount owing on or before October 19, 2021, the Tenants will start to owe interest. This will be simple interest calculated from October 20, 2021 at 2.00% annually on the balance outstanding.

**October 8, 2021**  
**Date Issued**



Richard Ferriss  
Member, Landlord and Tenant Board

Toronto North-RO  
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Toronto ON M2N5X5

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