



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

**File Number:** EAL-92680-20

**In the matter of:** 112 MAIN STREET E  
SMITHS FALLS ON K7A1B2

**Between:** Rickie Monaghan Landlords  
Luke Monaghan

**and**

Madison Rochon Tenant

Rickie Monaghan and Luke Monaghan (the 'Landlords') applied for an order to terminate the tenancy and evict Madison Rochon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on June 8, 2021. Only the Landlord's Legal Representative, R. Nolan. As of 10:11 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.


**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from December 1, 2019 to June 30, 2021. Because of the arrears, the Landlords served a Notice of Termination effective October 30, 2020.
2. The Tenant vacated the rental unit on March 1, 2021. The Tenant was in possession of the rental unit at the time the application was filed.
3. The monthly rent is \$1,584.00.
4. The Landlords collected a rent deposit of \$1,550.00 from the Tenant and this deposit is still being held by the Landlords.
5. Interest on the rent deposit is owing to the Tenant for the period from August 1, 2019 to October 30, 2020.
6. The Tenant paid \$1,586.00 after the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of March 1, 2021, the date the Tenant gave vacant possession to the Landlord.
2. The Tenant shall pay to the Landlords \$8,823.38\*, which represents the amount of rent owing and compensation up to March 1, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenant shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing\* on or before July 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2021 at 2.00% annually on the balance outstanding.

**June 15, 2021**  
**Date Issued**

  
\_\_\_\_\_  
Jitewa Edu  
Member, Landlord and Tenant Board

Eastern-RO  
255 Albert Street, 4th Floor  
Ottawa ON K1P6A9

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: EAL-92680-20**

**A. Amount the Tenant 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)	December 1, 2019 to October 30, 2020	\$5,648.30
Less the amount the Tenant paid to the Landlords		-\$1,586.00
Plus compensation:	October 31, 2020 to March 1, 2021	\$6,353.76
Less the rent deposit:		-\$1,550.00
Less the interest owing on the rent deposit:	August 1, 2019 to October 30, 2020	-\$42.68
Amount owing to the Landlords on the order date: (total of previous boxes)		<b>\$8,823.38</b>
Additional costs the Tenant must pay to the Landlords:		\$186.00
<b>Total the Tenant must pay the Landlords:</b>		<b>\$9,009.38</b>

2021 CanLII 93488 (ON LTB)