



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

**Citation:** Rajender Singh Sidhu v Rafaela Veloso, 2023 ONLTB 48113

**Date:** 2023-07-06

**File Number:** LTB-L-008768-23

**In the matter of:** 302, 111 Champagne S  
Ottawa ON K1S4P4

**Between:** Barinder Kaur Sidhu and  
Rajender Singh Sidhu

**And**

Julian Veloso and  
Rafaela Veloso

I hereby certify this is a  
true copy of an Order dated  
**JUL 6 2023**  
Landlord and Tenant Board

Landlord

Tenant

Barinder Kaur Sidhu and Rajender Singh Sidhu (the 'Landlord') applied for an order to terminate the tenancy and evict Julian Veloso and Rafaela Veloso (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 19, 2023.

The Landlord's legal representative, Aviv Sidhu, and the Landlord, attended the hearing.

Both Tenants also attended the hearing.

**The parties agree that:**

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on May 15, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$. It was due on the 1st day of each month.
5. The Tenant has paid \$875.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 15, 2023 are \$8,220.18.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$1,750.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$43.65 is owing to the Tenant for the period from November 8, 2021 to May 15, 2023.

**On consent it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of May 15, 2023, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$6,612.53. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before July 17, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 18, 2023 at 6.00% annually on the balance outstanding.



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Greg Brocanier  
Member, Landlord and Tenant Board

**July 6, 2023**  
**Date Issued**

15 Grosvenor St, Ground Floor  
Toronto ON M7A 2G6

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

\*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$9,095.18
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$875.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,750.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$43.65
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$6,612.53</b>