



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-09567-21

In the matter of: 10 CARRATUCK STREET
EAST GWILLIMBURY ON L9N0S5

Between: Boris Markhevka Landlord

and

Jayden Reyes Tenants
Jeannie Couvreur
Veronica Reyes

Boris Markhevka (the 'Landlord') applied for an order to terminate the tenancy and evict Jeannie Couvreur, Jayden Reyes and Veronica Reyes (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 13, 2021. Only the Landlords representative attended the hearing. As of 2:03p.m, the Tenant was not present or represented although properly served 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 January 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 2, 2021.
2. The Tenants vacated the rental unit on June 7, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$2,400.00.

It is ordered that:

1. The Tenancy is terminated as of June 7, 2021 the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$12,420.31*, which represents the amount of rent owing and compensation up to June 7, 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 August 23, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 24, 2021 at 2.00% annually on the balance outstanding.



August 12, 2021
Date Issued

John Mazzilli
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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