



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

**File Number:** SOL-23740-21

**In the matter of:** 9, 744 LINCOLN STREET  
WELLAND ON L3B4R5

**Between:** The Effort Trust Company Landlord

**and**

James Laramee Tenants  
Jessica Laramee

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict James Laramee and Jessica Laramee (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 16, 2021. Only the Landlord's Legal Representative, Kimberly Holleran, attended the hearing. As of 4:08 p.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 May 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 26, 2021.
2. The Tenants vacated the rental unit on October 31, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,395.00.
4. The Landlord collected a rent deposit of \$1,395.00 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from July 15, 2020 to December 31, 2020.
6. The Tenants paid \$1,795.00 after the application was filed.

**It is ordered that:**

1. The Tenancy is terminated as of October 31, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord **\$5,165.70\***, which represents the amount of rent owing and compensation up to October 31, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
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 December 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 6, 2021 at 2.00% annually on the balance outstanding.

**November 24, 2021**  
**Date Issued**

*Michael Di Salle*  
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Michael Di Salle  
Member, Landlord and Tenant Board

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

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: SOL-23740-21**

**A. Amount the Tenants must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears:	May 1, 2021 to October 31, 2021	\$8,370.00
Less the amount the Tenants paid to the Landlord		-\$1,795.00
Less the rent deposit:		-\$1,395.00
Less the interest owing on the rent deposit:	July 15, 2020 to December 31, 2020	-\$14.30
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$5,165.70</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$5,351.70</b>

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