



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-49605-21

In the matter of: 7, 12 BRIDGEPORT ROAD E
WATERLOO ON N2J2J3

Between: Siavosh Dana Landlords
Charlie Blanchard

and

James Fleurressaint Tenants
Olumayowa Olasimbo
Omari Hastings
Tristan Hudson

Siavosh Dana and Charlie Blanchard (the 'Landlords') applied for an order to terminate the tenancy and evict James Fleurressaint, Omari Hastings, Tristan Hudson and Olumayowa Olasimbo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on June 17, 2021. Landlord Siavosh Dana and Tenants James Fleurressaint, Omari Hastings, and Tristan Hudson attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from February 1, 2021 to June 30, 2021. Because of the arrears, the Landlords served a Notice of Termination effective February 28, 2021.
2. The Tenants vacated the rental unit on April 30, 2021. The Tenants were in possession at the time the application was filed.
3. The monthly rent is \$2,200.00.
4. The Landlords collected a rent deposit of \$2,200.00 from the Tenants and this deposit is still being held by the Landlords.
5. Interest on the rent deposit is owing to the Tenants for the period from May 1, 2020 to February 28, 2021.

6. The evidence before me establishes that the Tenants paid \$1,550.00 after the application was filed. The Tenants were unable to point to any banking records or other documentation supporting their position that they paid an addition \$550.00 on April 10, 2021.

It is ordered that:

1. The tenancy between the Landlords and the Tenants terminated on April 30, 2021, the date the Tenants gave vacant possession to the Landlords.
2. The Tenants shall pay to the Landlords \$2,860.31*, which represents the amount of rent owing and compensation up to April 30, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlords the full amount owing* on or before July 13, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 14, 2021 at 2.00% annually on the balance outstanding.

July 2, 2021
Date Issued



Dawn Sullivan
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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**

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	February 1, 2021 to February 28, 2021	\$2,200.00
Less the amount the Tenants paid to the Landlords		-\$1,550.00
Plus compensation: (from the day after the termination date in the Notice to the date of vacant possession)	March 1, 2021 to April 30, 2021	\$4,412.13
Less the rent deposit:		-\$2,200.00
Less the interest owing on the rent deposit:	May 1, 2020 to February 28, 2021	-\$1.82
Amount owing to the Landlords on the order date: (total of previous boxes)		\$2,860.31
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords as the tenancy is terminated:		\$3,046.31

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