

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

**File Number:** SWL-51002-21

**In the matter of:** 6, 221 AHRENS ST W  
KITCHENER ON N2H4E1

**Between:** Christine Clarke Landlords  
Glen Clarke

**and**

Muhammad Nauman Iqbal Mian Tenants  
Shamila Afzal

2021 CanLII 127329 (ON LTB)

Christine Clarke and Glen Clarke (the 'Landlords') applied for an order to terminate the tenancy and evict Muhammad Nauman Iqbal Mian and Shamila Afzal (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 12, 2021. The Landlord, Glen Clarke attended the hearing. As of 2:52 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, 2020 to August 31, 2021. Because of the arrears, the Landlords served a Notice of Termination effective April 21, 2021.
2. The Tenants vacated the rental unit on August 5, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$1445.00.
4. The Landlords collected a rent deposit of \$1,445.00 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 February 13, 2020 to April 21, 2021.
6. The Tenants paid \$2,445.00 after the application was filed.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenants is terminated as of August 5, 2021, the date the Tenants gave vacant possession to the Landlords.
2. The Tenants shall pay to the Landlords \$6,036.97\*, which represents the amount of rent owing and compensation up to August 5, 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 October 4, 2021, the Tenants will start to owe interest. This will be simple interest calculated from October 4, 2021 at 2.00% annually on the balance outstanding.

**September 23, 2021**  
**Date Issued**

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Camille Tancioco  
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**

**File Number: SWL-51002-21**

**A. Amount the Tenants must pay if 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)	May 1, 2020 to April 21, 2021	\$4,892.64
Less the amount the Tenants paid to the Landlords		-\$2,445.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 22, 2021 to August 5, 2021	\$5,036.06
Less the rent deposit:		-\$1,445.00
Less the interest owing on the rent deposit:	February 13, 2020 to April 21, 2021	-\$1.73
<b>Amount owing to the Landlords on the order date:</b> (total of previous boxes)		<b>\$6,036.97</b>
Additional costs the Tenants must pay to the Landlords:		\$186.00
<b>Total the Tenants must pay the Landlords as the tenancy is terminated:</b>		<b>\$6,222.97, +</b>

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