



Order under Section 69
Residential Tenancies Act, 2006

File Number: EAL-96062-21

In the matter of: 3, 1153 ROCKINGHAM AVENUE
OTTAWA ON K1H8A6

Between: 2762555 Ontario Inc.

Landlord

and

Michael Rochon
Nichole Harper

Tenants

2762555 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Rochon and Nichole Harper (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on November 16, 2021. Only the Landlord's Agent, Sheila Powers, attended the hearing. As of 9:42 a.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 February 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 25, 2021.
2. The Tenants vacated the rental unit on August 13, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,545.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,545.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from December 1, 2020 to December 31, 2020.

It is ordered that:

1. The tenancy is terminated as of August 13, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord **\$8,752.17***, which represents the amount of rent owing and compensation up to August 13, 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

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

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

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

**Schedule 1
SUMMARY OF CALCULATIONS**

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A. Amount the Tenants must pay the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	February 1, 2021 to March 25, 2021	\$2,905.96
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	March 26, 2021 to August 13, 2021	\$7,394.04
Less the rent deposit:		-\$1,545.00
Less the interest owing on the rent deposit:	December 1, 2020 to December 31, 2020	-\$2.83
Amount owing to the Landlord on the order date:(total of previous boxes)		\$8,752.17
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$8,938.17

2021 CanLII 147244 (ON LTB)