



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-13968-20

In the matter of: 511, 806 KENNEDY ROAD
SCARBOROUGH ON M1K2E1

Between: Metcap Living Management Inc

Landlord

and

Neroli Harper Ladanyi
Tyler Singh Bisnauth

Tenants

Metcap Living Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Neroli Harper Ladanyi and Tyler Singh Bisnauth (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 23, 2021.

Only the Landlord's representative Joanna Aloy attended the hearing.

Determinations:


1. The Tenants have not paid the full rent they were required to pay. Because of the arrears, the Landlord served a notice of termination.
2. The Landlord collected a rent deposit of \$1,899.00. Interest is owing on the deposit from December 31, 2021.
3. The Tenants vacated the unit on January 31, 2021 and the tenancy terminated on that date.

It is ordered that:

1. The tenancy is terminated effective January 31, 2021. The Tenants vacated the unit on that date.
2. The Tenants shall pay the Landlord \$2,153.99, which represents the rent owing to January 31, 2021 and the Landlord's filing fee, less the rent deposit and interest owing on the deposit (Schedule A).

3. If the Tenants do not pay the full amount owing by July 25, 2021, they will owe simple interest calculated from July 26, 2021 at 2.00% annually on the balance outstanding.

July 14, 2021
Date Issued



Dale Whitmore
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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:

Reasons for amount owing	Amount
Arrears and compensation to January 31, 2021:	\$3,866.99
The Landlord's filing fee for this application:	\$186.00
NSF bank fees and administrative fees:	\$0.00
Less the amount paid to the Landlord after the application was filed:	\$0.00
Less the rent deposit:	-\$1,899.00
Less the interest owing on the rent deposit:	\$0.00
Less other deductions:	\$0.00
Total the Tenants must pay the Landlord:	\$2,153.99

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