



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-97911-21

In the matter of: 205, 2070 CAMILLA ROAD
MISSISSAUGA ON L5A2J7

Between: Central Peel Holdings (1982) Limited

Landlord

and

Nada Maric
Sava Maric

Tenants

Central Peel Holdings (1982) Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Sava Maric and Nada Maric (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard in Passcode: 698 7565 6669# on June 28, 2021. The Landlord's representative Allister Trent, and the Tenant Nada Maric, assisted by her son Zlvojin Maric, attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from November 1, 2019 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 28, 2020.
2. The Landlord collected a rent deposit of \$1,194.82 from the Tenants and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2021 to December 28, 2020.
4. The Tenant testified that the Landlord has threatened their lives and the Tenants called the police five times. The Tenant did nothing about the Tenants concerns. The Tenant also testified that the Landlord does witchcraft in the residential complex and stole \$55,000.00 from the Tenants. The Tenant testified that the Landlord tried to send one of the Tenant to a mental institution.
5. None of these allegations were substantiated.

6. I find, on a balance of probabilities, that the Landlord has not substantially interfered with the Tenants reasonable enjoyment as claimed.
7. the Tenants vacated the rental unit on January 31, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 31, 2021.
2. The Tenants shall pay to the Landlord \$451.08*, which represents the amount of rent owing and compensation up to January 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 February 11, 2021, the Tenants will start to owe interest. This will be simple interest calculated from February 12, 2021 at 2.00% annually on the balance outstanding.



Greg Joy
Member, Landlord and Tenant Board

July 5, 2021
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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: CEL-97911-21

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)	November 1, 2019 to December 28, 2020	\$296.90
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	December 29, 2020 to January 31, 2021	\$1,348.78
Less the rent deposit:		-\$1,194.82
Less the interest owing on the rent deposit:	January 1, 2021 to December 28, 2020	\$0.22
Amount owing to the Landlord on the order date: (total of previous boxes)		\$451.08
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$637.08

2021 CanLII 102998 (ON LTB)