



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-29930-21

In the matter of: 37 RENAISSANCE COURT
THORNHILL ON L4J7W4

Between: Huinan He Landlord

and

Lun Ji Xie Tenants
Tian Xiong Qian

Huinan He (the 'Landlord') applied for an order to terminate the tenancy and evict Tian Xiong Qian and Lun Ji Xie (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on October 18, 2021. Only the Landlord's Legal Representative, Yun Tao Li, attended the hearing. As of 10:08 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 October 12, 2020 to January 11, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 4, 2021.
2. The Tenants vacated the rental unit on March 15, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$5,500.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$5,500.00 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 June 20, 2020 to December 31, 2020.

It is ordered that:

1. The tenancy is terminated as of March 15, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord **\$22,432.16***, which represents the amount of rent owing and compensation up to March 15, 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 November 1, 2021, the Tenants will start to owe interest. This will be simple interest calculated from November 2, 2021 at 2.00% annually on the balance outstanding.

October 21, 2021
Date Issued

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

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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 to the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	October 12, 2020 to January 4, 2021	\$15,339.73
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	January 5, 2021 to March 15, 2021	\$12,657.40
Less the rent deposit:		-\$5,500.00
Less the interest owing on the rent deposit:	June 20, 2020 to January 4, 2021	-\$64.97
Amount owing to the Landlord on the order date: (total of previous boxes)		\$22,432.16
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$22,618.16

2021 CanLII 142750 (ON LTB)