



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-10120-21

In the matter of: 413 THE WESTWAY
TORONTO ON M9R0B4

Between: Amandeep Judge Landlord

and

Avery Berhane Billy Tenants
Omara Alexander Billy

Amandeep Judge (the 'Landlord') applied for an order to terminate the tenancy and evict Omara Alexander Billy and Avery Berhane Billy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 28, 2021. Only the Landlord attended the hearing. As of 3:42 p.m. the Tenants were not present or represented although properly served with the 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 January 1, 2021 to March 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 30, 2021.
2. The Tenants were in possession of the rental unit when this application was filed.
3. The Tenants vacated the rental unit on April 18, 2021. At the hearing the Landlord requested an order for arrears of rent only to the end of March, 2021 and not to April 18, 2021.
4. The Landlord is not holding a rent deposit.
5. The Tenants made no payments after this application was filed.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 18, 2021, the date the rental unit was vacated.

2. The Tenants shall pay to the Landlord \$3,900.00*, which represents the amount of rent owing and compensation up to March 31, 2021.
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 August 17, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 18, 2021 at 2.00% annually on the balance outstanding.



Vladimir Nikitin
Member, Landlord and Tenant Board

August 6, 2021

Date Issued

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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 as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears and compensation: (up to the date rental unit was vacated)	January 1, 2021 to March 31, 2021	\$3,900.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$3,900.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$4,086.00

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