



In the matter of: 4243 BATH ROAD
KINGSTON ON K7M4Y8

Between: Lucia La Duca Landlords
Antonino La Duca

and

Andrew Reynolds Tenants
Courtney Reynolds

Lucia La Duca and Antonino La Duca (the 'Landlords') applied for an order to terminate the tenancy and evict Andrew Reynolds and Courtney Reynolds (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 29, 2021.

The Landlord's Legal Representative, Julia Shumka attended the hearing. As of 10:25 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 November 1, 2020 to March 22, 2021. Because of the arrears, the Landlords served a Notice of Termination effective December 12, 2020.
2. The Tenants vacated the rental unit on March 22, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,700.00.
4. The Landlords collected a rent deposit of \$1,700.00 from the Tenants and this deposit is still being held by the Landlords.
5. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2019 to December 12, 2020.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated.

2. The Tenants shall pay to the Landlords \$4,793.52*, which represents the amount of rent owing and compensation up to March 22, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlords the full amount owing* on or before July 31, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2021 at 2.00% annually on the balance outstanding.

July 20, 2021
Date Issued

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

Diane Wade
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.

* Refer to section A on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: EAL-93215-20

A. Amount the Tenants must pay as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	November 1, 2020 to December 12, 2020	\$970.68
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	December 13, 2020 to March 22, 2021	\$5,589.00
Less the rent deposit:		-\$1,700.00
Less the interest owing on the rent deposit:	January 1, 2019 to December 12, 2020	-\$66.16
Amount owing to the Landlords on the order date: (total of previous boxes)		\$4,793.52
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords as the tenancy is terminated:		\$4,979.52

2021 CanLII 102877 (ON LTB)