



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-47722-20

In the matter of: 1, 449 HAZEL STREET
WATERLOO ON N2L3P7

Between: Bedia Budhram Landlord

and

Jacquelyn Nayes Tenants
Pilon Brooke

Bedia Budhram (the 'Landlord') applied for an order to terminate the tenancy and evict Jacquelyn Nayes and Pilon Brooke (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 24, 2021. Only the Landlord attended the hearing. As of 11:17 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 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 22, 2020.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,400.00.
4. The Landlord's uncontested evidence was the Tenants vacated the rental unit on May 30, 2021. As such, the request for eviction under this application is no longer necessary.
5. The Tenants have made no payments since the application was filed.
6. The Landlord collected a rent deposit of \$1,400.00 from the Tenants and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenants for the period from September 1, 2020 to October 22, 2020.
8. The arrears and costs owing to May 30, 2021 total \$9,920.81.

It is ordered that:

1. The tenancy is terminated as of May 30, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$9,734.81*, which represents the amount of rent owing and compensation up to May 30, 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. The total amount owing under this order is \$9,920.81.
5. If the Tenants do not pay the Landlord the full amount owing* on or before July 13, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 14, 2021 at 2.00% annually on the balance outstanding.



July 2, 2021
Date Issued

Sonia Anwar-Ali
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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: (up to the termination date in the Notice of Termination)	October 1, 2020 to October 22, 2020	\$1,012.60
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 23, 2020 to May 30, 2021	\$10,126.60
Less the rent deposit:		-\$1,400.00
Less the interest owing on the rent deposit:	September 1, 2020 to October 22, 2020	-\$4.39
Amount owing to the Landlord on the order date: (total of previous boxes)		\$9,734.81
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$9,920.81

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