



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-24083-21

In the matter of: 4119 MEDLAND DRIVE
BURLINGTON ON L7M4Z7

Between: Susan Johnston Landlord

and

Riley Rumford Tenants
Samantha Rumford
Sandra Rumford

Susan Johnston (the 'Landlord') applied for an order to terminate the tenancy and evict Riley Rumford, Samantha Rumford and Sandra Rumford (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on October 12, 2021. Only the Landlord's Legal Representative, Jason A. Sampson, attended the hearing. 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 July 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective July 26, 2021.
2. The Tenants vacated the rental unit on August 1, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,100.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,990.00 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 December 31, 2016 to July 26, 2021.

It is ordered that:

1. The tenancy is terminated as of August 1, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$72.81*, which represents the amount of rent owing and compensation up to August 1, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$201.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing* on or before December 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 6, 2021 at 2.00% annually on the balance outstanding.

November 24, 2021
Date Issued



Greg Brocanier
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 2, 2022 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

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

** Refer to section B 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) | July 1, 2021 to July 26, 2021 | \$1,795.07 |
| Plus compensation: (from the day after the termination date in the Notice to the date the unit is vacated) | July 27, 2021 to August 1, 2021 | \$414.24 |
| Less the rent deposit: | | -\$1,990.00 |
| Less the interest owing on the rent deposit: | December 31, 2016 to July 26, 2021 | -\$146.50 |
| Amount owing to the Landlord on the order date:(total of previous boxes) | | \$72.81 |
| Additional costs the Tenants must pay to the Landlord: | | \$201.00 |

| | |
|---|-----------------|
| Total the Tenants must pay the Landlord: | \$273.81 |
|---|-----------------|