



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-20055-21

In the matter of: MIDDLE HOUSE, 474 LAKESHORE ROAD
FORT ERIE ON L2A 1B5

Between: Leah Havill Landlords
Amanda Vollmer

and

Negar Iravani Tenants
Sharif Amiri

2021 CanLII 118756 (ON LTB)

Leah Havill and Amanda Vollmer (the 'Landlords') applied for an order to terminate the tenancy and evict Negar Iravani and Sharif Amiri (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video hearing on July 6, 2021. Only the Landlord Amanda Vollmer, attended the hearing.

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 6, 2021. Because of the arrears, the Landlords served a Notice of Termination effective February 16, 2021.
2. The Landlords collected a rent deposit of \$1,600.00 from the Tenants and this deposit is still being held by the Landlords.
3. Interest on the rent deposit is owing to the Tenants for the period from August 4, 2020 to February 16, 2021.
4. The Tenants moved out of the unit on March 6, 2021.
5. The Landlords have acted reasonably here. Also, the L1/L9 form could perhaps be more helpful where a tenant(s) leaves part way through a month. The Landlords should receive daily compensation from March 1, 2021 to March 6, 2021, notwithstanding the manner of completion of the L1/L9, which suggests no rent claimed beyond February 28, 2021.

It is ordered that:

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

- 2. The Tenants shall pay to the Landlords \$536.06*, which represents the amount of rent owing and compensation up to March 6, 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 September 4, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 5, 2021 at 2.00% annually on the balance outstanding.



August 24, 2021
Date Issued

 Donald MacVicar
 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.

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

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**Schedule 1
SUMMARY OF CALCULATIONS**

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

Reasons for amount owing	Period	Amount
Arrears:	January 1, 2021 to February 28, 2021	\$1,821.33
Compensation:	March 1, 2021 to March 6, 2021	\$315.60
Less the rent deposit:		-\$1,600.00
Less the interest owing on the rent deposit:	August 4, 2020 to February 16, 2021	-\$0.87
Amount owing to the Landlords on the order date: (total of previous boxes)		\$536.06
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords if the tenancy is terminated:		\$722.06

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