



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-53804-21

In the matter of: 1, 1828 WAVELL STREET
LONDON ON N5W2E4

Between: Antoine Ghanime Landlords
Lucy Ghanime

and

Michael Brighton Tenants
Shawntae Bennett

Antoine Ghanime, Lucy Ghanime (the 'Landlords') applied for an order to terminate the tenancy and evict Michael Brighton and Shawntae Bennett (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe ('L1 Application'). The Landlords also applied for an order to terminate the tenancy and evict the Tenants because they have been persistently late in paying their rent. The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date ('L2 Application'). As the Tenants vacated the rental unit prior to the hearing, L2 application became moot and the hearing proceeded for L1 Application only.

This application was heard by videoconference on November 1, 2021. Only the Landlords' legal representative, Robert Forster, attended the hearing. As of 10:45 a.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 June 1, 2021 to October 6, 2021. Because of the arrears, the Landlords served a Notice of Termination effective July 16, 2021.
2. The Tenants vacated the rental unit on October 6, 2021. The Tenants were in possession of the rental unit when this application was filed.
3. The lawful monthly rent was \$988.38.
4. The Landlords collected a rent deposit of \$1,000.00 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 December 13, 2018 to July 16, 2021.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated effective October 6, 2021 being the date the Tenants vacated the rental unit.
2. The Tenants shall pay to the Landlords \$3,129.16*, which represents the amount of rent owing and compensation up to October 6, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenants shall also pay to the Landlords \$201.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlords the full amount owing* on or before October 17, 2021, the Tenants will start to owe interest. This will be simple interest calculated from October 18, 2021 at 2.00% annually on the balance outstanding.

November 4 2021
Date Issued



Vladimir Nikitin
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**

File Number: SWL-53804-21

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)	June 1, 2021 to July 16, 2021	\$1,505.62
Plus compensation: (from the day after the termination date in the Notice to the date unit vacated)	July 17, 2021 to October 6, 2021	\$2,664.18
Less the rent deposit:		-\$1,000.00
Less the interest owing on the rent deposit:	December 13, 2018 to July 16, 2021	-\$40.64
Amount owing to the Landlords on the order date: (total of previous boxes)		\$3,129.16
Additional costs the Tenants must pay to the Landlords:		\$201.00
Total the Tenants must pay the Landlords as the tenancy is terminated:		\$3,330.16

2021 CanLII 144893 (ON LTB)