



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-47152-20

In the matter of: 516J SUNNYDALE PLACE
WATERLOO ON N2L4T1

Between: Sivon Investments Inc. Landlord

and

Jeff Leblanc, Tenants
Renee Poirier

Sivon Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Renee Poirier and Jeff Leblanc (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on June 17, 2021. Only the Landlord's legal representative, Lisa Nadon, attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from June 1, 2020 to April 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 24, 2020.
2. The Landlord only seeks an order for rent owing to April 30, 2021 as the property has been sold.
3. The Tenants are in possession of the rental unit.
4. The Tenants paid \$2,250.00 after the application was filed.
5. The last month's rent deposit has been transferred and held by the new owner.

It is ordered that:

1. The Tenants shall pay to the Landlord \$7,608.30*, which represents the amount of rent owing and compensation up to April 30, 2021.
2. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

3. If the Tenants do not pay the Landlord the full amount owing* on or before July 8, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 9, 2021 at 2.00% annually on the balance outstanding.

July 2, 2021
Date Issued

Dawn Sullivan
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:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	June 1, 2020 to October 24, 2020	\$1,204.66
Less the amount the Tenants paid to the Landlord		-\$2,250.00
Plus compensation: (from the day after the termination date in the Notice to the date property sold)	October 25, 2020 to April 30, 2021	\$8,653.64
Amount owing to the Landlord on the order date: (total of previous boxes)		\$7,608.30
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$7,794.30

2021 CanLII 108231 (ON LTB)