



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** SWL-44877-20

**In the matter of:** 607, 37 VANIER DRIVE  
KITCHENER ON N2C2P6

**Between:** Starlight Canadian Residential Growth F Landlord

**and**

Denise Keny Tenants  
Lazaro Keny

Starlight Canadian Residential Growth F (the 'Landlord') applied for an order to terminate the tenancy and evict Lazaro Keny and Denise Keny (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard in Board video conference room 55 on February 4, 2021.

Only the Landlord's representative, John Edlund, attended the hearing.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from April 1, 2020 to December 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective August 1, 2020.
2. The Landlord collected a rent deposit of \$1,386.02 from the Tenants and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2020 to August 1, 2020.
4. The Tenants vacated the rental unit on August 31, 2020.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants terminated August 31, 2020.
2. The Tenants shall pay to the Landlord \$2,878.02\*, which represents the amount of rent owing and compensation up to August 31, 2020, 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. If the Tenants do not pay the Landlord the full amount owing\* on or before August 9, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 10, 2021 at 2.00% annually on the balance outstanding.

**July 29, 2021**  
**Date Issued**



Shelby Whittick  
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 if the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	April 1, 2020 to August 1, 2020	\$2,882.11
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	August 2, 2020 to August 31, 2020	\$1,399.80
Less the rent deposit:		-\$1,386.02
Less the interest owing on the rent deposit:	January 1, 2020 to August 1, 2020	-\$17.87
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$2,878.02</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord:</b>		<b>\$3,064.02</b>

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