



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-07855-20

In the matter of: UPPER LEVEL, 51 VICTORIAVILLE ROAD
BRAMPTON ON L6X 5J3

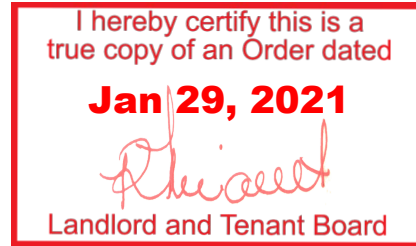
Between: Trang Bui

Landlord

and

Abdul Qadar
Rubina Qadar
Seesat Qadar

Tenants



Trang Bui (the 'Landlord') applied for an order to terminate the tenancy and evict Abdul Qadar, Rubina Qadar and Seesat Qadar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard on December 2, 2020 by videoconference. The Landlord's Legal Representative, J. Hill attended the hearing. As of 12:46 p.m., 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 April 5, 2020 to December 4, 2020. Because of the arrears, the Landlord served a Notice of Termination effective July 18, 2020.
2. The Tenants vacated the rental unit on September 10, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent is \$2,500.00.
4. The Tenant made no payments after the application was filed.
5. The Landlord collected a rent deposit of \$2,500.00 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 2, 2016 to July 18, 2020.

It is ordered that:

1. The Tenants vacated the rental unit on September 10, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants shall pay to the Landlord \$10,943.08*, which represents the amount of rent owing and compensation up to September 10, 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 January 31, 2021, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2021 at 2.00% annually on the balance outstanding.

January 29, 2021
Date Issued



Jitewa Edu
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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 as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	April 5, 2020 to July 18, 2020	\$9,167.12
Plus, compensation: (from the day after the termination date in the Notice to the date the Tenants moved)	July 19, 2020 to September 10, 2020	\$4,438.26
Less the rent deposit:		-\$2,500.00
Less the interest owing on the rent deposit:	December 2, 2016 to July 18, 2020	-\$162.30
Amount owing to the Landlord on the order date:(total of previous boxes)		\$10,943.08
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$11,129.08