



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

**File Number:** SWL-46576-20

**In the matter of:** 201, 1455 TRAFALGAR STREET  
LONDON ON N5W1W8

**Between:** Jashim Uddin Landlord

**and**

Abdullah Abdullah Tenants  
Younes Alsheiki

Jashim Uddin (the 'Landlord') applied for an order to terminate the tenancy and evict Younes Alsheiki and Abdullah Abdullah (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 6, 2021.

Only the Landlord's agent Cynthia Woodhouse attended the hearing.

The Tenants were not present or represented by 11:18 a.m. although properly served with notice of the hearing by the Board.

**Determinations:**


1. The Tenants have not paid the total rent the Tenants were required to pay for the period from September 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 20, 2020.
2. The Tenants vacated the rental unit on April 5, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,195.00 in September 2020 and \$1,221.00 thereafter.
4. The Landlord collected a rent deposit of \$1,221.00 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from October 6, 2019 to October 20, 2020.
6. The Tenants paid \$1,195.00 after the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of April 5, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$5,659.64\*, which represents the amount of rent owing and compensation up to April 5, 2021, 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 June 14, 2021, the Tenants will start to owe interest. This will be simple interest calculated from June 15, 2021 at 2.00% annually on the balance outstanding.

**June 3, 2021**  
**Date Issued**

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6



\_\_\_\_\_  
Douglas Wilkins  
Member, Landlord and Tenant Board

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-46576-20**

**A. Amount the Tenants must pay as 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)	September 1, 2020 to October 20, 2020	\$1,400.30
Less the amount the Tenants paid to the Landlord		-\$1,195.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 21, 2020 to April 5, 2021	\$6,703.38
Less the rent deposit:		-\$1,221.00
Less the interest owing on the rent deposit:	October 6, 2019 to October 20, 2020	-\$28.04
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$5,659.64</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$5,845.64</b>

2021 CanLII 97014 (ON LTB)