



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

**File Number:** HOL-12054-21

**In the matter of:** 61 HAWKINS DRIVE  
GUELPH ON N1L0M6

**Between:** Amir Riaz Landlord

**and**

Fallon Camilleri Tenants  
Jonathan J Moran

Amir Riaz (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan J Moran and Fallon Camilleri (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 11, 2022.

Only the Landlord and the Landlord's Legal Representative, Robert Barber, attended the hearing. As of 9:57 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

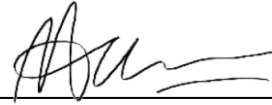
1. The Tenants have not paid the total rent the Tenants were required to pay for the period from August 1, 2021 to January 31, 2022. Because of the arrears, the Landlord served a Notice of Termination effective September 14, 2021.
2. The Tenants vacated the rental unit on November 26, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,200.00.
4. The Landlord collected a rent deposit of \$2,200.00 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 September 1, 2021 to September 14, 2021.
6. The Tenants have made no payments since the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of November 26, 2022, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$6,292.61\*, which represents the amount of rent owing and compensation up to November 26, 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 January 25, 2022, the Tenants will start to owe interest. This will be simple interest calculated from January 26, 2022 at 2.00% annually on the balance outstanding.

2022 CanLII 61552 (ON LTB)

**January 14, 2022**  
**Date Issued**



Khalid Akram  
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**

**File Number: HOL-12054-21**

**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)	August 1, 2021 to September 14, 2021	\$3,212.60
Plus compensation:	September 15, 2021 to November 26, 2021	\$5,280.09
Less the rent deposit:		-\$2,200.00
Less the interest owing on the rent deposit:	September 1, 2021 to September 14, 2021	-\$0.08
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$6,292.61</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>\$6,478.61</b>

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