



Order under Section 69
Residential Tenancies Act, 2006

File Number: EAL-96057-21

In the matter of: UNIT B, 4 VICTORIA PARK CRESCENT
MORRISBURG ON K0C1X0

Between: Abdur Rahim

Landlord

and

Alex Golding
April Seillier

Tenants

2021 CanLII 147236 (ON LTB)

Abdur Rahim (the 'Landlord') applied for an order to terminate the tenancy and evict Alex Golding and April Seillier (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on November 16, 2021.

Only the Landlord attended the hearing. As of 9:39 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 November 20, 2020 to August 19, 2021. Because of the arrears, the Landlord served a Notice of Termination effective June 10, 2021.
2. The Tenants vacated the rental unit on August 15, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$750.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenants have made no payments since the application was filed.

It is ordered that:

1. The tenancy is terminated as of August 15, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord **\$6,151.36***, which represents the amount of rent owing and compensation up to August 15, 2021.
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 December 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 6, 2021 at 2.00% annually on the balance outstanding.

November 24, 2021
Date Issued

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

Michael Di Salle

Michael Di Salle
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**

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A. Amount the Tenants must pay the Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	November 20, 2020 to June 10, 2021	\$5,017.02
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	June 11, 2021 to August 15, 2021	\$1,134.34
Amount owing to the Landlord on the order date: (total of previous boxes)		\$6,151.36
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$6,337.36

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