



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-10416-21

In the matter of: 82, 705 FREEPORT STREET
LONDON ON N6G0R7

Between: Capreit Limited Partnership Landlord

and

Julia Artemovych Tenants
Roman Artemovych

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Roman Artemovych and Julia Artemovych (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 13, 2021. Only the Landlord's Agent, Dragana Orelj, attended the hearing. As of 12:24 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 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective April 23, 2021.
2. The Tenants vacated the rental unit on May 31, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,820.69.
4. The Landlord collected a rent deposit of \$1,820.69 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 1, 2020 to April 23, 2021.
6. The Tenants have made no payments since the application was filed.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of May 31, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$1,829.70*, which represents the amount of rent owing and compensation up to May 31, 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 October 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from October 6, 2021 at 2.00% annually on the balance outstanding.

September 24, 2021
Date Issued



Kathleen Wells
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 1, 2021 to April 23, 2021	\$1,376.74
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 24, 2021 to May 31, 2021	\$2,274.68
Less the rent deposit:		-\$1,820.69
Less the interest owing on the rent deposit:	October 1, 2020 to April 23, 2021	-\$1.03
Amount owing to the Landlord on the order date:(total of previous boxes)		\$1,829.70
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$2,015.70

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