



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-18523-20

In the matter of: UPPER UNIT, 322 EAST 17TH STREET
HAMILTON ON L9A4M8

Between: Welcome Home Management Inc.

Landlord

and

Damian Bonner-Muench
Kim Reynolds
Kristyn Reynolds

Tenants

Welcome Home Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kim Reynolds, Kristyn Reynolds and Damian Bonner-Muench (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on July 20, 2021.

Only the Landlord's Legal Representative, K. Hawkes, attended the hearing. As of 12:30 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 July 1, 2020 to December 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective December 9, 2020.
2. The Tenants vacated the rental unit on December 15, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,625.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,625.00 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 October 1, 2018 to December 9, 2020.

It is ordered that:

1. The tenancy is terminated as of December 15, 2020, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$7,034.42*, which represents the amount of rent owing and compensation up to December 15, 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 August 7, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 8, 2021 at 2.00% annually on the balance outstanding.

July 27, 2021
Date Issued

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7



Richard Ferriss
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: SOL-18523-20

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)	July 1, 2020 to December 9, 2020	\$8,410.82
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	December 10, 2020 to December 15, 2020	\$320.52
Less the rent deposit:		-\$1,625.00
Less the interest owing on the rent deposit:	October 1, 2018 to December 9, 2020	-\$71.92
Amount owing to the Landlord on the order date: (total of previous boxes)		\$7,034.42
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$7,220.42

2021 CanLII 107030 (ON LTB)