



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-23060-21

In the matter of: 26 MADISON AVENUE
HAMILTON ON L8L5Y3

Between: Ron Edwards

Landlord

and

Alexandra Barnes
Michael Hough
Oriordan Ann

Tenants

**I hereby certify this is a
true copy of an Order dated**

December 10, 2021

LC

Landlord and Tenant Board

Ron Edwards (the 'Landlord') applied for an order to terminate the tenancy and evict Alexandra Barnes, Michael Hough and Oriordan Ann (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 30, 2021. Only the Landlord's Legal Representative, Nilo Grabar, attended the hearing. As of 2:35 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 June 20, 2021 to December 19, 2021. Because of the arrears, the Landlord served a Notice of Termination effective July 9, 2021.
2. The Tenants vacated the rental unit on November 20, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,000.00.
4. The Tenants paid \$6,886.59 after the application was filed.
5. The Landlord collected a rent deposit of \$2,000.00 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 November 16, 2020 to December 31, 2020.

It is ordered that:

1. The Tenants vacated the rental unit on November 20, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants shall pay to the Landlord \$1,107.75*, which represents the amount of rent owing and compensation up to November 20, 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 9, 2022, the Tenants will start to owe interest. This will be simple interest calculated from January 10, 2022 at 2.00% annually on the balance outstanding.

December 10, 2021
Date Issued



Jitewa Edu
Member, Landlord and Tenant Board

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

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-23060-21

A. Amount the Tenants must pay as the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears:	June 20, 2021 to November 20, 2021	\$10,000.00
Less the amount the Tenants paid to the Landlord		-\$6,886.59
Less the rent deposit:		-\$2,000.00
Less the interest owing on the rent deposit:	November 16, 2020 to December 31, 2020	-\$5.66
Amount owing to the Landlord on the order date: (total of previous boxes)		\$1,107.75
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$1,293.75