



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-29832-20

In the matter of: MAIN FLOOR, 36 BARR CRESCENT
AURORA ON L4G0C1

Between: Tommaso Romita Landlord

and

Alireza Baraz Tenants
Massoumeh Chegini Salkhori

Tommaso Romita (the 'Landlord') applied for an order to terminate the tenancy and evict Massoumeh Chegini Salkhori and Alireza Baraz (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard via video conference on June 28, 2021. The Landlord's Legal Representative, Sassan Emam attended the hearing. As of 10:57 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing as it appears from the Certificate of Service.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from November 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 24, 2020.
2. The Tenants vacated the rental unit on May 05, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,850.00.
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 Tenants vacated the rental unit on May 5, 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 \$11,017.97*, which represents the amount of rent owing and compensation up to May 5, 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 July 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 6, 2021 at 2.00% annually on the balance outstanding.



Richard Ferriss
Member, Landlord and Tenant Board

July 5, 2021
Date Issued

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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)	November 1, 2020 to December 24, 2020	\$2,989.73
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	December 25, 2020 to May 5, 2021	\$8,028.24
Amount owing to the Landlord on the order date: (total of previous boxes)		\$11,017.97
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$11,203.97

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