



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-21190-21

In the matter of: 25B ELDER AVENUE
ETOBICOKE ON M8V2J4

Between: Qing Yun Wang Landlord

and

Jeff Holland Tenants
Johnathan Holland

Qing Yun Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Johnathan Holland and Jeff Holland (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 28, 2021. Only the Landlord's legal representative, Yun Tao Li, attended the hearing. As of 3:15 p.m. the Tenants were not present or represented although properly served with the 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 January 1, 2021 to April 1, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 22, 2021.
2. The Tenants vacated the rental unit on April 1, 2021. The Tenants were in possession of the rental unit when this application was filed.
3. The lawful monthly rent was \$5,500.00.
4. The Tenants made no payments after this application was filed.
5. The Landlord collected a rent deposit of \$5,500.00 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 1, 2020 to March 22, 2021.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 1, 2021 the date rental unit was vacated.
2. The Tenants shall pay to the Landlord \$11,284.14*, which represents the amount of rent owing and compensation up to April 1, 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 August 15, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 16, 2021 at 2.00% annually on the balance outstanding.

August 4, 2021

Date Issued



Vladimir Nikitin

Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

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)	January 1, 2021 to March 22, 2021	\$14,978.08
Plus compensation: (from the day after the termination date in the Notice to the date rental unit vacated)	March 23, 2021 to April 1, 2021	\$1,808.20
Less the rent deposit:		-\$5,500.00
Less the interest owing on the rent deposit:	November 1, 2020 to March 22, 2021	-\$2.14
Amount owing to the Landlord on the order date: (total of previous boxes)		\$11,284.14
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$11,470.14

2021 CanLII 122943 (ON LTB)