



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-97760-20

In the matter of: 13, 1350 WINDING TRAIL
MISSISSAUGA ON L4Y2T8

Between: Mona Paris Property Manager
Burnhamdale Investments Limited

Landlords

and

Angella Y Miller
Roxanne Miller

Tenants

Mona Paris Property Manager and Burnhamdale Investments Limited (the 'Landlords') applied for an order to terminate the tenancy and evict Roxanne Miller and Angella Y Miller (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard in Passcode: 698 7565 6669# on June 28, 2021. Only the Landlord's representative Unny Jayant attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from November 1, 2020 to June 30, 2021. Because of the arrears, the Landlords served a Notice of Termination effective December 29, 2020.
2. The Landlords collected a rent deposit of \$1,742.46 from the Tenants and this deposit is still being held by the Landlords.
3. Interest on the rent deposit is owing to the Tenants for the period from December 31, 2020 to December 29, 2020.
4. The Tenants paid \$500.00 after the application was filed.
5. The Tenants vacated the rental unit on May 31, 2021.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of May 31, 2021.

2. The Tenants shall pay to the Landlords \$9,454.90*, which represents the amount of rent owing and compensation up to May 31, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlords the full amount owing* on or before July 11, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 12, 2021 at 2.00% annually on the balance outstanding.



Greg Joy
Member, Landlord and Tenant Board

July 5, 2021
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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 the Landlords:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	November 1, 2020 to December 29, 2020	\$2,983.90
Less the amount the Tenants paid to the Landlords		-\$500.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	December 30, 2020 to May 31, 2021	\$8,713.35
Less the rent deposit:		-\$1,742.46
Less the interest owing on the rent deposit:	December 31, 2020 to December 29, 2020	\$0.11
Amount owing to the Landlords on the order date: (total of previous boxes)		\$9,454.90
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords:		\$9,640.90

2021 CanLII 102997 (ON LTB)