



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-52858-21

In the matter of: 54 ELGIN STREET S
CAMBRIDGE ON N1R5G5

Between: Neelofar Ehsan Landlord

and

Allan Watt Tenants
Martina Watt

Neelofar Ehsan (the 'Landlord') applied for an order to terminate the tenancy and evict Allan Watt and Martina Watt (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on September 9, 2021 at 9:00 a.m.

The Landlord, Neelofar Ehsan attended the hearing. As of 9:58 a.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 5, 2021 to October 4, 2021. Because of the arrears, the Landlord served a Notice of Termination effective July 5, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$1,900.00.
4. The Landlord collected a rent deposit of \$1,900.00 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from March 4, 2021 to July 5, 2021.
6. The Tenants have made no payments since the application was filed.

7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Residential Tenancies Act, 2006 (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. Unless the Tenants void the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before November 15, 2021.
2. The Tenants shall pay to the Landlord \$7,683.16*, which represents the amount of rent owing and compensation up to November 4, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$62.47 per day for compensation for the use of the unit starting November 5, 2021 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing* on or before November 15, 2021, the Tenants will start to owe interest. This will be simple interest calculated from November 16, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before November 15, 2021, then starting November 16, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after November 16, 2021.
8. If the Tenants wish to void this order and continue the tenancy, the Tenants must pay to the Landlord or to the Board in trust:
 - i) \$11,586.00 if the payment is made on or before November 4, 2021,
or
 - ii) \$13,486.00 if the payment is made on or before November 15, 2021**.

If the Tenants do not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

- 9. The Tenants may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after November 16, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

November 4, 2021
Date Issued



Peter Pavlovic
 Member, Landlord and Tenant Board

South West-RO
 150 Dufferin Avenue, Suite 400, 4th Floor
 London ON N6A5N6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on May 16, 2022 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

- * Refer to section A on the attached Summary of Calculations.
- ** Refer to section B on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: SWL-52858-21

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	June 5, 2021 to July 5, 2021	\$1,962.47
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	July 6, 2021 to November 4, 2021	\$7,621.34
Less the rent deposit:		-\$1,900.00
Less the interest owing on the rent deposit:	March 4, 2021 to July 5, 2021	-\$0.65
Amount owing to the Landlord on the order date: (total of previous boxes)		\$7,683.16
Additional costs the Tenants must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting November 5, 2021:		\$62.47 (per day)
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$7,869.16, + \$62.47 per day starting November 5, 2021

2021 CanLII 145595 (ON LTB)

B. Amount the Tenants must pay to void the eviction order and continue the tenancy:

1. If the payment is made on or before November 4, 2021:

Reasons for amount owing	Period	Amount
Arrears:	June 5, 2021 to November 4, 2021	\$11,400.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before November 4, 2021	\$11,586.00

2. If the payment is made after November 4, 2021 but on or before November 15, 2021:

Reasons for amount owing	Period	Amount
Arrears:	June 5, 2021 to December 4, 2021	\$13,300.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before November 15, 2021	\$13,486.00