



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-16367-21

In the matter of: 0109, 1200 TALWOOD COURT
PETERBOROUGH ON K9J7X3

Between: Galaxy Value Add Ontario Properties LP

Landlord

and

Jack Hilton
Sean Watt

Tenants

2021 CanLII 120654 (ON LTB)

Galaxy Value Add Ontario Properties LP (the 'Landlord') applied for an order to terminate the tenancy and evict Jack Hilton and Sean Watt (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlord also claimed NSF cheque charges and related administration charges.

This application was heard by video conference on August 4, 2021.

Only the Landlord's Legal Representative, S. Harris, attended the hearing. As of 1:49 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 February 1, 2021 to April 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 24, 2021.
2. The Tenants vacated the rental unit on April 13, 2021. The Tenants were in possession of the rental unit on date the application was filed.
3. The lawful monthly rent was \$1,430.80.
4. The Tenants have made no payments since the application was filed.
5. The Landlord incurred charges of \$5.00 for a cheque tendered by or on behalf of the Tenants, which was returned NSF and \$20.00 for related administration charges.
6. The Landlord collected a rent deposit of \$1,404.98 from the Tenants and this deposit is still being held by the Landlord.
7. Interest on the rent deposit has been paid to the Tenants up to December 31, 2021.

It is ordered that:

1. The tenancy is terminated as of April 13, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay to the Landlord \$714.53*, which represents the amount of rent owing and compensation up to April 13, 2021 and the total charges related to the NSF cheque tendered to the Landlord by or on behalf of the Tenants, less 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 September 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 6, 2021 at 2.00% annually on the balance outstanding.



August 25, 2021
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Renee Lang
Member, Landlord and Tenant Board

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 Landlord:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	February 1, 2021 to March 24, 2021	\$1,153.71
Plus compensation: (from the day after the termination date in the Notice to the date the unit was vacated)	March 25, 2021 to April 13, 2021	\$940.80
Less the rent deposit:		-\$1,404.98
NSF cheque charges:		\$5.00
Administration charges related to NSF cheque charges:		\$20.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$714.53
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord:		\$900.53

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