



Order under Section 69  
**Residential Tenancies Act, 2006**

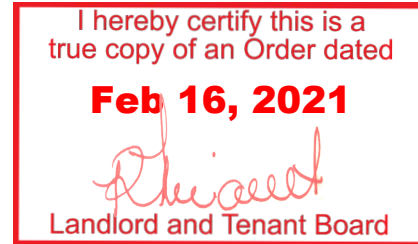
**File Number:** SOL-16111-20

**In the matter of:** 5440 MENZIE STREET  
NIAGARA FALLS ON L2E2V8

**Between:** James Altmann

**and**

Kaytlyn Anne Warner  
Matthew Joseph Peter Storm



Landlord

Tenants

James Altmann (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Joseph Peter Storm and Kaytlyn Anne Warner (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 2, 2021.

Only the Landlord attended the hearing. As of 2:45 pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

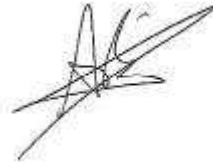
**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from May 1, 2020 to February 28, 2021. Because of the arrears, the Landlord served a Notice of Termination effective April 11, 2020.
2. The monthly rent is \$1,845.00.
3. The Landlord collected a rent deposit of \$1,845.00 from the Tenants and this deposit is still being held by the Landlord.
4. Interest on the rent deposit is owing to the Tenants for the period from January 24, 2020 to April 11, 2020.
5. The Tenants paid \$1,605.00 after the application was filed.
6. The Tenants vacated the rental unit on October 8, 2020.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants terminated on October 8, 2020, the date the Tenants gave vacant possession of the rental unit back to the Landlord.

2. The Tenants shall pay to the Landlord \$6,851.25\*, which represents the amount of rent owing and compensation up to October 8, 2020, 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 February 27, 2021, the Tenants will start to owe interest. This will be simple interest calculated from February 28, 2021 at 2.00% annually on the balance outstanding.



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**Alex Brkic**  
Member, Landlord and Tenant Board

**February 16, 2021**

**Date Issued**

Southern-RO  
119 King Street West, 6th Floor  
Hamilton ON L8P4Y7

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**

**File Number: SOL-16111-20**

**A. Amount the Tenants must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	May 1, 2020 to April 11, 2020	-\$608.77
Less the amount the Tenants paid to the Landlord		-\$1,605.00
Plus compensation: (from the day after the termination date in the Notice to the date the Tenants moved out of the rental unit)	April 12, 2020 to October 8, 2020	\$10,918.80
Less the rent deposit:		-\$1,845.00
Less the interest owing on the rent deposit:	January 24, 2020 to April 11, 2020	-\$8.78
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$6,851.25</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$7,037.25</b>