



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

**File Number:** CEL-99143-21

**In the matter of:** BASEMENT, 33 VESELI COURT  
BRADFORD ON L3Z3C3

**Between:** Roya Hasheminasab Namin Landlord

**and**

Thevanayaky Perinpanathan Tenant

Roya Hasheminasab Namin (the 'Landlord') applied for an order to terminate the tenancy and evict Thevanayaky Perinpanathan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 16, 2021. Only the Landlord's legal representative, Ali Golabgir, attended the hearing. As of 10:37 a.m. the Tenant was not present or represented.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from August 1, 2020 to May 1, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 12, 2021.
2. The Tenant vacated the rental unit on May 1, 2021. The Tenant was in possession of the rental unit when this application was filed.
3. The lawful monthly rent was \$1,250.00.
4. The Landlord collected a rent deposit of \$2,500.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from May 10, 2020 to March 12, 2021.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated effective May 1, 2021, the date the rental unit was vacated.

2. The Tenant shall pay the Landlord \$3,748.96\*, representing the arrears of rent and compensation to May 1, 2021 less the amount of the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay 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 July 28, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 29, 2021 at 2.00% annually on the balance outstanding.



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Vladimir Nikitin  
Member, Landlord and Tenant Board

**July 19, 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 Tenant must pay as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears and compensation: (up to the date rental unit was vacated)	August 1, 2020 to May 1, 2021	\$5,000.00
Less the rent deposit:		-\$1,250.00
Less the interest owing on the rent deposit:	May 10, 2020 to March 12, 2021	-\$1.04
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$3,748.96</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$3,934.96</b>

2021 CanLII 103040 (ON LTB)