



Order under Section 69
Residential Tenancies Act, 2006

File Number: NOL-41555-20

In the matter of: 103 NEWTON CRESCENT
GARSON ON P3L1K3

Between: Mark Laporte Landlord

and

Monique Brisson Tenants
Robert Arseneault

Mark Laporte (the 'Landlord') applied for an order to terminate the tenancy and evict Monique Brisson and Robert Arseneault (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on June 17, 2021 beginning at 1:00 p.m.

Only the Landlord attended the hearing. As of 2:57 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 November 1, 2020 to December 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective November 25, 2020.
1. The Tenants vacated the rental unit on December 31, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
2. The lawful monthly rent was \$1,600.00.
2. The Landlord collected a rent deposit of \$1,600.00 from the Tenants and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenants for the period from March 15, 2019 to November 25, 2020.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated.

- 2. The Tenants shall pay to the Landlord **\$1,548.71***, which represents the amount of rent owing and compensation up to December 31, 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 July 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 6, 2021 at 2.00% annually on the balance outstanding.

June 24, 2021
Date Issued

Michael Di Salle
Michael Di Salle
Member, Landlord and Tenant Board

Northern-RO
199 Larch Street, Provincial Building, Suite 301
Sudbury ON P3E5P9

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.

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**Schedule 1
SUMMARY OF CALCULATIONS**

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	November 1, 2020 to November 25, 2020	\$1,315.07
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	November 26, 2020 to December 31, 2020	\$1,893.60
Less the rent deposit:		-\$1,600.00
Less the interest owing on the rent deposit:	March 15, 2019 to November 25, 2020	-\$59.96
Amount owing to the Landlord on the order date: (total of previous boxes)		\$1,548.71
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$1,734.71

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