



Order under Subsection 87(1)  
**Residential Tenancies Act, 2006**

**File Number:** EAL-96076-21

**In the matter of:** 2, 385 WILBROD STREET  
OTTAWA ON K1N6M6

**Between:** Barbara Aldworth Landlords  
Douglas Aldworth

**and**

Katelin McKnight Tenants  
Oliver Van Dusen

Barbara Aldworth and Douglas Aldworth (the 'Landlords') applied for an order requiring Katelin McKnight and Oliver Van Dusen (the 'Tenants') to pay the rent that they owe.

This application was heard by video conference on November 16, 2021.

The Landlords and the Tenant, Oliver Van Dusen (OVD), attended the hearing. Oliver Van Dusen was representing both Tenants at the hearing.

**Determinations:**

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlords' application stated that the Tenants did not pay the total rent they were required to pay for the period from June 1, 2021 to June 30, 2021.
3. The Landlords are holding a last month's rent deposit of \$1,995.00.
4. The Tenants vacated the rental unit on June 26, 2021 after giving the Landlords an N9 notice on May 27, 2021.
5. The Landlords stated that they were entitled to 60 days proper notice and that the last month's rent deposit should be applied to July 2021 and that the Tenants still owe the rent for June 2021.
6. The Tenant (OVD) submitted that the Landlords did not allow him to properly assign the tenancy as he previously requested from the Landlords. If an assignment was successful, this would have allowed the Tenants to leave without owing any more rent to the

Landlords. The Tenant (OVD) stated that he believed the Landlords were preventing him from actively finding any new Tenants.

7. However, after considering the evidence presented at the hearing, I find that the Tenants did not have any actual proof that they tried to find any other renters to take over assignment of the rental property and are still responsible for one month's rent.
8. This order contains all of the reasons in this matter and no further reasons will be issued.

**It is ordered that:**

1. The Tenants shall pay to the Landlords **\$1,995.00**, which represents the amount of rent owing.
2. The Tenants shall also pay to the Landlords **\$201.00** for the cost of filing the application.
3. If the Tenants do not pay the Landlords the full amount owing on or before December 8, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 9, 2021 at 2.00% annually on the balance outstanding.

**November 23, 2021**  
**Date Issued**

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

Eastern-RO  
255 Albert Street, 4th Floor  
Ottawa ON K1P6A9

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