



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

Date: 2024-10-03

File Number: LTB-L-057878-23

In the matter of: 152 ELIZABETH ST S
BRAMPTON ON L6Y1R7

Between: Jasdeep Singh Narang
Manpreet Singh Narang

And

Arpandeeep Singh
Jappanjeet Singh Rekhi
Hargun Kaur a.k.a Hargun Kaur Rekhi
Raman Deep Kaur

I hereby certify this is a
true copy of an Order dated
OCT 03, 2024
Landlord and Tenant Board

Landlords

Tenants

Jasdeep Singh Narang and Manpreet Singh Narang (the 'Landlords') applied for an order to terminate the tenancy and evict Arpandeeep Singh, Jappanjeet Singh Rekhi, Hargun Kaur a.k.a Hargun Kaur Rekhi and Raman Deep Kaur (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 20, 2024.

Only the Landlord's Legal Representative, Dan Schofield, the Landlord, Jasdeep Singh Narang and the Landlord, Manpreet Singh Narang attended the hearing.

The Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on September 5, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$3,000.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears owing to September 5, 2023 are \$12,363.15.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$3,000.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$119.59 is owing to the Tenants for the period from February 1, 2022 to September 5, 2023.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of September 5, 2023, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlords \$9,429.56. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before October 14, 2024, the Tenants will start to owe interest. This will be simple interest calculated from October 15, 2024 at 6.00% annually on the balance outstanding.

October 3, 2024
Date Issued

Nathalia Debski

Nathalia Debski
Member, Landlord and Tenant Board

15 Grosvenor St, Ground Floor
Toronto ON M7A 2G6

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

**Schedule 1
SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$12,363.15
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less the amount of the interest on the last month's rent deposit	- \$119.59
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$9,429.56