



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-01269-21

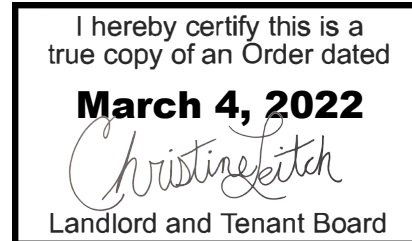
In the matter of: 34 GINGER DR
BARRIE ON L4N9Z3

Between: Ivan Urgiles
Jessica Urgiles
Lourdes Urgiles

Landlords

and

Jan Piotrowski
Rhonda McCarthy



Tenants

Ivan Urgiles, Jessica Urgiles and Lourdes Urgiles (the 'Landlords') applied for an order to terminate the tenancy and evict Jan Piotrowski and Rhonda McCarthy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 24, 2022. Only the Landlords' Legal Representative, Aelin Hana, attended the hearing. As of 9:52 a.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 July 31, 2021. Because of the arrears, the Landlords served a Notice of Termination effective May 31, 2021.
2. The Tenants vacated the rental unit on September 28, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$2,300.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlords collected a rent deposit of \$2,300.00 from the Tenants and this deposit is still being held by the Landlords.
6. Interest on the rent deposit is owing to the Tenants for the period from September 1, 2020 to May 31, 2021.

It is ordered that:

7. The tenancy is terminated as of September 28, 2021, the date the Tenants gave vacant possession of the rental unit to the Landlords.
8. The Tenants shall pay to the Landlords **\$16,396.69***, which represents the amount of rent owing and compensation up to September 28, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
9. The Tenants shall also pay to the Landlords **\$186.00** for the cost of filing the application.
10. If the Tenants do not pay the Landlords the full amount owing* on or before March 15, 2022, the Tenants will start to owe interest. This will be simple interest calculated from March 16, 2022 at 2.00% annually on the balance outstanding.

March 4, 2022
Date Issued

Michael Di Salle

Michael Di Salle
Member, Landlord and Tenant Board

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 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 May 31, 2021	\$9,624.01
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	June 1, 2021 to September 28, 2021	\$9,074.40
Less the rent deposit:		-\$2,300.00
Less the interest owing on the rent deposit:	September 1, 2020 to May 31, 2021	-\$1.72
Amount owing to the Landlords on the order date: (total of previous boxes)		\$16,396.69
Additional costs the Tenants must pay to the Landlords:		\$186.00
Total the Tenants must pay the Landlords as the tenancy is terminated:		\$16,582.69