



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

**File Number:** SWL-44230-20

**In the matter of:** 10, 17 AINSLIE STREET N  
CAMBRIDGE ON N1R3J3

**Between:** 2036991 Ontario Inc

**and**

Grant Osborne  
Kyle Squazzin



Landlord

Tenants

2036991 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kyle Squazzin and Grant Osborne (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 4, 2020. Only the Landlord's Agent, Alexander Tsarev, attended the hearing. As of 9:35 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

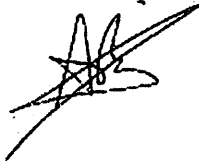
**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from June 1, 2020 to December 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective June 21, 2020.
2. The Tenants vacated the rental unit on September 30, 2020. The Tenants were in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$1,200.00.
4. The Tenants made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$750.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from December 1, 2014 to June 21, 2020.

**It is ordered that:**

1. The tenancy between the Landlord and Tenants terminated on September 30, 2020, when the Tenants vacated the rental unit.

2. The Tenants shall pay to the Landlord \$3,988.41\*, which represents the amount of rent owing and compensation up to September 30, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$175.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing\* on or before January 31, 2021, the Tenants will start to owe interest. This will be simple interest calculated from February 1, 2021 at 2.00% annually on the balance outstanding.



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Alex Brkic  
Member, Landlord and Tenant Board

**January 20, 2021**  
**Date Issued**

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6

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**

**File Number: SWL-44230-20**

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

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	June 1, 2020 to June 21, 2020	\$828.49
Plus compensation: (from the day after the termination date in the Notice to the date the tenants vacated)	June 22, 2020 to September 30, 2020	\$3,984.45
Less the rent deposit:		-\$750.00
Less the interest owing on the rent deposit:	December 1, 2014 to June 21, 2020	-\$74.53
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$3,988.41</b>
Additional costs the Tenants must pay to the Landlord:		\$175.00
<b>Total the Tenants must pay the Landlord as the tenancy is terminated:</b>		<b>\$4,163.41</b>