



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-20438-21

In the matter of: 610, 822 GLEN STREET
OSHAWA ON L1J3V2

Between: Glen Suites

and

Eric Vice
Jillian Vice

I hereby certify this is a
true copy of an Order dated

Mar 23, 2022

Landlord and Tenant Board

Landlord

Tenants

Glen Suites (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Vice and Jillian Vice (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 15, 2022. Only the Landlord's Legal Representative, Joey Kay, attended the hearing. As of 11:09 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 October 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 18, 2021.
2. The Tenants vacated the rental unit on November 30, 2021. The Tenants were in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$1,096.93.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,078.13 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 June 1, 2021 to October 18, 2021.

It is ordered that:

1. The tenancy is terminated as of November 30, 2021, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The Tenants shall pay to the Landlord \$1,121.32*, which represents the amount of rent owing and compensation up to November 30, 2021, 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 April 3, 2022, the Tenants will start to owe interest. This will be simple interest calculated from April 4, 2022 at 2.00% annually on the balance outstanding.

March 23, 2022
Date Issued



Terri van Huisstede
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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: TEL-20438-21

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)	October 1, 2021 to October 18, 2021	\$649.14
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 19, 2021 to November 30, 2021	\$1,550.73
Less the rent deposit:		-\$1,078.13
Less the interest owing on the rent deposit:	June 1, 2021 to October 18, 2021	-\$0.42
Amount owing to the Landlord on the order date:(total of previous boxes)		\$1,121.32
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay the Landlord as the tenancy is terminated:		\$1,307.32

