



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-03370-21

In the matter of: 102, 181 KING STREET E
BOLTON ON L7E3T1

Between: Sanmar Properties Inc.

and

Carrie Russiani
David Grant

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

Mar 28, 2022

Landlord and Tenant Board

Landlord

Tenants

Sanmar Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict David Grant and Carrie Russiani (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by way of video conference on February 7, 2022. The Landlord's legal representative Sean Beard and the Tenants attended the hearing.

At the hearing the parties consented to the following order.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from July 1, 2021 to February 28, 2022. Because of the arrears, the Landlord served a Notice of Termination effective September 23, 2021.
2. The Landlord collected a rent deposit of \$1,730.00 from the Tenants and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenants for the period from March 1, 2021 to September 23, 2021.
4. The Tenants have made no payments since the application was filed.

It is ordered that:

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 8, 2022.

2. The Tenants shall pay to the Landlord \$12,116.87*, which represents the amount of rent owing and compensation up to March 28, 2022, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$56.88 per day for compensation for the use of the unit starting March 29, 2022 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing* on or before April 8, 2022, the Tenants will start to owe interest. This will be simple interest calculated from April 9, 2022 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before April 8, 2022, then starting April 9, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after April 9, 2022.
8. If the Tenants wish to void this order and continue the tenancy, the Tenants must pay to the Landlord or to the Board in trust:
 - i) \$14,256.00 if the payment is made on or before March 31, 2022, or
 - ii) \$15,986.00 if the payment is made on or before April 8, 2022**.If the Tenants do not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenants may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after April 9, 2022 but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

March 28, 2022
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5



Fabio Quattrociocchi
Member, Landlord and Tenant Board

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

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 9, 2022 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

- * Refer to section A on the attached Summary of Calculations.
- ** Refer to section B on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

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A. Amount the Tenants must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	July 1, 2021 to September 23, 2021	\$3,268.16
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	September 24, 2021 to March 28, 2022	\$10,579.68
Less the rent deposit:		-\$1,730.00
Less the interest owing on the rent deposit:	March 1, 2021 to September 23, 2021	-\$0.97
Amount owing to the Landlord on the order date: (total of previous boxes)		\$12,116.87
Additional costs the Tenants must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting March 29, 2022:		\$56.88 (per day)
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$12,302.87, + \$56.88 per day starting March 29, 2022

B. Amount the Tenants must pay to void the eviction order and continue the tenancy:

1. If the payment is made on or before March 31, 2022:

Reasons for amount owing	Period	Amount
Arrears:	July 1, 2021 to March 31, 2022	\$14,070.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before March 31, 2022	\$14,256.00

2. If the payment is made after March 31, 2022 but on or before April 8, 2022:

Reasons for amount owing	Period	Amount
Arrears:	July 1, 2021 to April 30, 2022	\$15,800.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before April 8, 2022	\$15,986.00