



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

**File Number:** CEL-04111-21

**In the matter of:** LOWER, 14 GRIFFIN ROAD  
COLLINGWOOD ON L9Y4B8

**Between:** Elevated Wealth Creations Landlord

**and**

Teya Pridham Tenants  
Tyler Parry

Elevated Wealth Creations (the 'Landlord') applied for an order to terminate the tenancy and evict Teya Pridham and Tyler Parry (the 'Tenants') because they, another occupant of the rental unit or someone they permitted in the residential complex have wilfully or negligently caused undue damage to the premises. The Landlord has also applied for an order requiring the Tenants to compensate the Landlord for the damage. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on March 10, 2022.

The Landlord's personal representative, Ian Hocking, and the Landlord's legal representative, Cassandra Weatherston, attended the hearing. As of 10:36 a.m., the Tenants were not present or represented at the hearing which was scheduled to commence at 9:00 a.m.

**Determinations:**

1. Based on the uncontested evidence of Ian Hocking, I am satisfied that the Tenants wilfully or negligently damaged the refrigerator door and the bedroom door in the rental unit.
2. I am also satisfied that the Landlord will incur costs of \$1,946.50 to repair the damage.
3. As compensation for use of the rental unit was addressed in CEL-03511-21, I will not address it in this order.
4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated, as of December 14, 2021. The Tenants must move out of the rental unit on or before April 1, 2022.
2. The Tenants shall pay to the Landlord \$1,946.50, which represents the reasonable costs of repairing the damage.
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 1, 2022, they will start to owe interest. This will be simple interest calculated from April 2, 2022 at 2.00% annually on the balance outstanding.
5. If the unit is not vacated on or before April 1, 2022, then starting April 2, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 2, 2022.

**March 21, 2022**  
**Date Issued**



Richard Ferriss  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 2, 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.