



Order under Section 69
Residential Tenancies Act, 2006

File Number: NOL-43662-21

In the matter of: 4, 334 MAIN STREET
MATTAWA ON P0H1V0

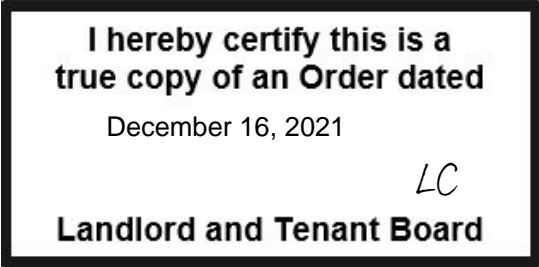
Between: 9328335 Canada Corporation

Landlord

and

Matt Turgeon
Monttanna Corbeil

Tenants



9328335 Canada Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Matt Turgeon and Monttanna Corbeil (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on December 2, 2021. Only the Landlord's Agent, Sandeep Sharma, attended the hearing. As of 2:17 p.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 July 1, 2021 to December 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective August 18, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$950.00.
4. The Tenants paid \$3,800.00 after the application was filed.
5. The Landlord's attempts at negotiating a repayment agreement were unsuccessful.
6. The Landlord is not holding a last month's rent deposit.
7. 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 not be unfair to postpone the eviction until January 10, 2022 pursuant to subsection 83(1)(b) of the Act. Additional time given to the Tenant to either secure alternative accommodation or pay the outstanding amount.

It is ordered that:

1. Unless the Tenants void 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 January 10, 2022.
2. The Tenants shall pay to the Landlord \$1,459.79*, which represents the amount of rent owing and compensation up to December 16, 2021.
3. The Tenants shall also pay to the Landlord \$31.23 per day for compensation for the use of the unit starting December 17, 2021 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 January 10, 2022, the Tenants will start to owe interest. This will be simple interest calculated from January 11, 2022 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before January 10, 2022, then starting January 11, 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 January 11, 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) \$2,086.00 if the payment is made on or before December 31, 2021, or
 - ii) \$3,036.00 if the payment is made on or before January 10, 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 January 11, 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.

December 16, 2021
Date Issued

Northern-RO
199 Larch Street, Provincial Building, Suite 301
Sudbury ON P3E5P9



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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 July 11, 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 August 18, 2021	\$1,512.19
Less the amount the Tenants paid to the Landlord		-\$3,800.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	August 19, 2021 to December 16, 2021	\$3,747.60
Amount owing to the Landlord on the order date: (total of previous boxes)		\$1,459.79
Additional costs the Tenants must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting December 17, 2021:		\$31.23 (per day)
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$1,645.79, + \$31.23 per day starting December 17, 2021

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

1. If the payment is made on or before December 31, 2021:

Reasons for amount owing	Period	Amount
Arrears:	July 1, 2021 to December 31, 2021	\$5,700.00
Less the amount the Tenants paid to the Landlord:		-\$3,800.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before December 31, 2021	\$2,086.00

2. If the payment is made after December 31, 2021 but on or before January 10, 2022:

Reasons for amount owing	Period	Amount
Arrears:	July 1, 2021 to January 31, 2022	\$6,650.00
Less the amount the Tenants paid to the Landlord:		-\$3,800.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before January 10, 2022	\$3,036.00