



Order under Section 78(11)
Residential Tenancies Act, 2006

File Number: TSL-26096-22-SA

In the matter of: N1706, 6 SONIC WAY
NORTH YORK ON M3C0P1

Between: Gurpreet Singh
Mandeep Singh

and

Dwight Clement

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

April 6, 2022

Landlord and Tenant Board

Landlords

Tenant

Gurpreet Singh and Mandeep Singh (the 'Landlords') applied for an order to terminate the tenancy and evict Dwight Clement (the 'Tenant') and for an order to have the Tenant pay the rent the Tenant owes because the Tenant failed to meet a condition specified in the order issued by the Board on July 9, 2021 with respect to application HOL-09269-21.

The Landlords' application was resolved by order TSL-26096-22, issued on February 10, 2022. The Tenant filed a motion to set aside order TSL-26096-22.

This motion was heard by video conference on March 24, 2022.

The Landlord, G. Singh, and the Tenant attended the hearing.

Agreed Facts:

1. The Landlords collected a rent deposit of \$1,850.00 from the Tenant and this deposit is still being held by the Landlords.
2. Interest on the rent deposit is owing to the Tenant for the period from June 1, 2020 to March 31, 2022.

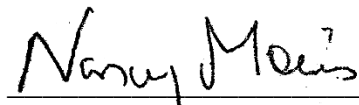
At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. Order TSL-26096-22, issued on February 10, 2022, is set aside, and it is replaced by the following order.
2. The Landlords' application under section 78 of the Act is dismissed.

3. Unless the Tenant voids the order as set out below, the tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2022.
4. The Tenant shall pay to the Landlords \$8,577.06*, which represents the amount of rent and costs owing and compensation up to April 6, 2022, less the rent deposit and interest the Landlords owe on the rent deposit.
5. The Tenant shall also pay to the Landlords \$60.82 per day for compensation for the use of the unit starting April 7, 2022 to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlords the full amount owing* on or before April 30, 2022, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2022 at 2.00% annually on the balance outstanding.
7. If the unit is not vacated on or before April 30, 2022, then starting May 1, 2022, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords, on or after May 1, 2022.
9. If, on or before April 30, 2022, the Tenant pays the amount of \$11,914.00** to the Landlords or to the Board in trust, this order for eviction will be void. This means that the tenancy would not be terminated and the Tenant could remain in the unit. If this payment is not made in full and on time, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. The Tenant 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 May 1, 2022 but before the Sheriff gives vacant possession to the Landlords. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlords.

April 6, 2022
Date Issued



Nancy Morris
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

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 November 1, 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**

File Number: TSL-26096-22-SA

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

Reasons for amount owing	Period	Amount
Arrears and costs:	December 1, 2020 to March 31, 2022	\$10,064.00
Plus compensation:	April 1, 2022 to April 6, 2022	\$364.92
Less the rent deposit:		-\$1,850.00
Less the interest owing on the rent deposit:	June 1, 2020 to March 31, 2022	-\$1.86
Amount owing to the Landlords on the order date: (total of previous boxes)		\$8,577.06
Plus daily compensation owing for each day of occupation starting May 1, 2022:		\$60.82 (per day)
Total the Tenant must pay the Landlords if the tenancy is terminated:		\$8,577.06, + \$60.82 per day starting April 7, 2022

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

Reasons for amount owing	Period	Amount
Arrears and costs:	December 1, 2020 to April 30, 2022	\$11,914.00
Total the Tenant must pay to continue the tenancy:	On or before April 30, 2022	\$11,914.00