



Order under Section 69
Residential Tenancies Act, 2006

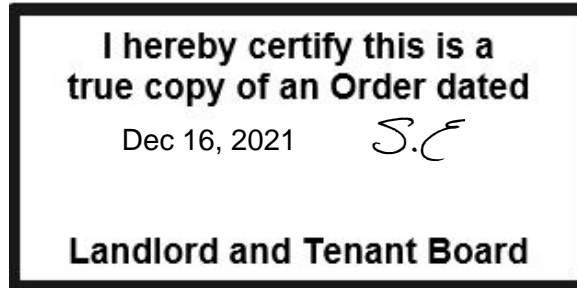
File Number: SWL-50496-21

In the matter of: 1319 ELSMERE AVENUE
WINDSOR ON N8X4G7

Between: Georgi Aldev

and

Jasmine Squires



Landlord

Tenant

Georgi Aldev (the 'Landlord') applied for an order to terminate the tenancy and evict Jasmine Squires (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on August 5, 2021.

The Landlord's Legal Representative, B. Dean, and the Tenant attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from February 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective December 31, 2020.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$1,550.00.
4. The Tenant has made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,550.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenant for the period from July 11, 2020 to December 31, 2020.
6. This order was initially dated for August 26, 2021. However, it came to my attention that the parties were not in receipt of this order. As such, while the parties entered a consent agreement for an extended termination date of August 30, 2021, this order is being issued with the standard termination date from the date of this order.

It is ordered that:

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before December 27, 2021.
2. The Tenant shall pay to the Landlord \$17,059.75*, which represents the amount of rent owing and compensation up to December 16, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$50.96 per day for compensation for the use of the unit starting December 17, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing* on or before December 27, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 28, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before December 27, 2021, then starting December 28, 2021, 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 December 28, 2021.
8. If, on or before December 27, 2021, the Tenant pays the amount of \$16,476.00** to the Landlord 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 Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 December 28, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

December 16, 2021
Date Issued


Camille Tancio
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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 June 28, 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: SWL-50496-21

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	February 1, 2021 to December 31, 2020	\$790.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	January 1, 2021 to December 16, 2021	\$17,836.00
Less the rent deposit:		-\$1,550.00
Less the interest owing on the rent deposit:	July 11, 2020 to December 31, 2020	-\$16.25
Amount owing to the Landlord on the order date: (total of previous boxes)		\$17,059.75
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting December 17, 2021:		\$50.96 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$17,245.75, + \$50.96 per day starting December 17, 2021

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

Reasons for amount owing	Period	Amount
Arrears:	February 1, 2021 to December 31, 2021	\$16,290.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before December 27, 2021	\$16,476.00