



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-026764-24

In the matter of: 2, 322 WELLINGTON ST
SARNIA ON N7T1H5

Between: Renata De Rechter-Kaijser c/o Dream Enterprise Property Management Landlords
Dominique De Rechter c/o Dream Enterprise Property Management

And

Chantal Roland

Tenant

I hereby certify this is a true copy of an Order dated
APR 24 2024
Landlord and Tenant Board

Renata De Rechter-Kaijser c/o Dream Enterprise Property Management and Dominique De Rechter c/o Dream Enterprise Property Management (the 'Landlords') applied for an order to terminate the tenancy and evict Chantal Roland (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 11, 2024 with respect to application LTB-L-075478-22.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlords can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following conditions specified in the order:

On March 19, 2024, the Tenant failed to refrain from placing their personal belongs in the front foyer which is a communal area of the residential property. On March 19, 2024, the Tenant refused the landlord entry into the rental unit despite the Landlord providing proper notice to the Tenant.

The Tenant failed to use the building property management program for communicating with the management staff unless otherwise instructed. On March 16, 2024, the Tenant sent a text message directly to the Landlord's agent.

3. The Landlords is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$30.60. This amount is calculated as follows: $\$930.85 \times 12$, divided by 365 days.

It is ordered that:

1. Order LTB-L-075478-22 is cancelled.
2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 5, 2024.
3. If the unit is not vacated on or before May 5, 2024, then starting May 6, 2024, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 6, 2024.
5. The Tenant shall pay to the Landlords \$30.60 per day for compensation for the use of the unit starting April 25, 2024 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 May 5, 2024, the Tenant will start to owe interest. This will be a simple interest calculated from May 6, 2024 at 7.00% annually on the balance outstanding.

April 24, 2024
Date Issued



Kimberly Parish
Member, Landlords and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until May 4, 2024 to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by May 4, 2024 the order will be stayed and the LTB will schedule a hearing.

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 6, 2024 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.