

Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-06079-19

In the matter of: 1206, 10 CAPREOL COURT
TORONTO ON M5V4B3

Between: Manog Jain

and

Colin Davis
Elliana Yhap

I hereby certify this is a true copy of the Order
(Name of Document)

(Signature of Staff Member)

JAN 17 2020

Landlord and Tenant Board

Landlord

Tenants

Manog Jain (the 'Landlord') applied for an order to terminate the tenancy and evict Elliana Yhap and Colin Davis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard in Toronto on January 6, 2020.

Only the Landlord attended the hearing. The Tenants were not present or represented at the hearing despite having been properly served with the notice of this hearing by the Board.

Determinations:

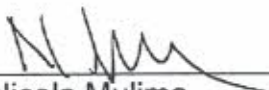
1. The Tenants have not paid the total rent the Tenants were required to pay for the period from October 10, 2019 to January 9, 2020. Because of the arrears, the Landlord served a Notice of Termination effective October 31, 2019.
2. The Landlord collected a rent deposit of \$2,950.00 from the Tenants and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenants for the period from June 9, 2019 to October 31, 2019.
4. The Tenants were not present to provide any evidence regarding their circumstances. The Landlord testified that they are not aware of any circumstances of the Tenants to warrant a finding that it would be unfair to deny relief from eviction pursuant to subsection 83(1) of the Act. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of 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. Unless the Tenant voids 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 28, 2020.
2. The Tenants shall pay to the Landlord \$7,702.53*, which represents the amount of rent owing and compensation up to January 17, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$96.99 per day for compensation for the use of the unit starting January 18, 2020 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$175.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing* on or before January 28, 2020, the Tenants will start to owe interest. This will be simple interest calculated from January 29, 2020 at 3.00% annually on the balance outstanding.
6. If the unit is not vacated on or before January 28, 2020, then starting January 29, 2020, 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 29, 2020.
8. If, on or before January 28, 2020, the Tenants pay the amount of \$11,975.00** 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 Tenants 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 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 29, 2020 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.

January 17, 2020
Date Issued

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5



Nicola Mulima
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 29, 2020 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)	to October 31, 2019	\$2,950.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	November 1, 2019 to January 17, 2020	\$7,548.77
Less the rent deposit:		-\$2,950.00
Less the interest owing on the rent deposit:	June 9, 2019 to October 31, 2019	-\$21.24
Amount owing to the Landlord on the order date: (total of previous boxes)		\$7,527.53
Additional costs the Tenants must pay to the Landlord:		\$175.00
Plus daily compensation owing for each day of occupation starting January 18, 2020:		\$96.99 (per day)
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$7,702.53, + \$96.99 per day starting January 18, 2020

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

Reasons for amount owing	Period	Amount
Arrears:	October 2019 to January 31, 2020	\$11,800.00
Additional costs the Tenants must pay to the Landlord:		\$175.00
Total the Tenants must pay to continue the tenancy:	On or before January 31, 2020	\$11,975.00