



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: Passafiume v Thorne, 2023 ONLTB 19382

Date: 2023-02-08

File Number: LTB-L-053205-22

In the matter of: 1158 BIRCH RD
INNISFIL ON L0L1R0

Between: Daniel Passafiume

And

Leigh-Ann Case
Tyler Thorne

I hereby certify this is a
true copy of an Order dated
FEB 08, 2023
Landlord and Tenant Board

Landlord

Tenants

Daniel Passafiume (the 'Landlord') applied for an order to terminate the tenancy and evict Leigh-Ann Case and Tyler Thorne (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also applied for an order to terminate the tenancy and evict the Tenants because the Tenants have been persistently late in paying the Tenants' rent.

This application was heard by videoconference on January 16, 2023. The Landlord, the Landlord's legal representative, B.Altun and the second named Tenant attended the hearing.

Determinations:

1. The parties came before me and requested the following order on consent.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated March 1, 2023.
2. If the unit is not vacated on or before March 1, 2023, then starting March 2, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 March 2, 2023.
4. The Tenants shall pay to the Landlord \$22,686.00 for arrears of rent and costs to March 1, 2023.
5. If the Tenants do not move out of the rental unit, then the Tenants shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting March 2, 2023 until the date the Tenant moves out of the unit.

6. If the Tenants do not pay the Landlord the full amount owing on or before March 1, 2023, the Tenants will start to owe interest. This will be simple interest calculated from March 2, 2023 at 5.00% annually on the balance outstanding.

February 8, 2023
Date Issued



Curtis Begg
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground 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 August 20, 2023 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.

*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice