



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

**Citation:** One Key Property v Vera, 2022 ONLTB 1772

**Date:** 2022-07-21

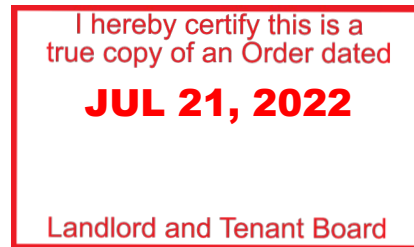
**File Number:** LTB-L-006348-22

**In the matter of:** 1, 15 LORNE AVE  
HAMILTON ON L8M2X5

**Between:** One Key Property, Rino Balzano

**And**

Diana Echeverry, Maria Ramirez



Landlord

Tenants

One Key Property, Rino Balzano (the 'Landlords') applied for an order to terminate the tenancy and evict Camilla Vera, Diana Echeverry, Maria Ramirez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

The Landlords 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.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on July 13, 2022.

The Landlord's Legal Representative Nilo Grabar and the Tenant Maria Ramirez attended the hearing.

The parties before the Board consented to the following order and understand that the following terms resolve all issues up to and including the date of the hearing, July 13, 2022.

**On consent, it is ordered that:**

1. The Tenant, Camilla Vera is removed as a party to the application and the application has been amended accordingly.
2. The total amount of rent arrears up to July 31, 2022 is \$10,770.00 however, the Landlords will apply a credit in the amount of \$3,231.00 in light of issues raised by the Tenants. As a result, the Tenants shall pay to the Landlords the amount of \$7,539.00.
3. The Landlords have incurred the amount of \$186.00 for filing this application and the Tenants agree to reimburse the Landlords this cost.
4. The total amount that the Tenants shall pay to the Landlords is \$7,725.00, which shall be paid in full on or before August 31, 2022.

5. If the Tenants fail to pay the Landlords the full amount owing on or before August 31, 2022, the Tenants will start to owe interest. This will be simple interest calculated from September 1, 2022 at 2.00% annually on the balance outstanding.
6. The Landlords shall apply the last month's rent deposit they are currently holding for rent for the month of August, 2022.
7. The tenancy between the Landlords and the Tenants is terminated as at August 31, 2022 but the Tenants shall have until September 1, 2022 to vacate the rental unit.
8. If the Tenants do not vacate the rental unit on September 1, 2022, then starting September 2, 2022, the Tenants shall pay to the Landlords \$59.01 per day for compensation for the use of the unit starting September 2, 2022 to the date the Tenants move out of the unit.
9. If the unit is not vacated on or before September 1, 2022, then starting September 2, 2022, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 September 2, 2022.

**July 21, 2022**  
**Date Issued**

  
Heather Chapple  
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 of the Tenant expires on February 2, 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.

