



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

Citation: Manchisi v Graper, 2024 ONLTB 11863

Date: 2024-02-21

File Number: LTB-L-010634-24

In the matter of: Main Floor, 418 Mountainview Drive
Milton ON L9T1W2

Between: Dominic and Jody Manchisi

And

Emily Graper

I hereby certify this is a
true copy of an Order dated
February 21, 2024
Landlord and Tenant Board

Landlords

Tenant

Dominic and Jody Manchisi (the 'Landlords') applied for an order to terminate the tenancy and evict Emily Graper (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 3, 2023, with respect to application LTB-L-015949-23.

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 condition specified in the order:

The Tenant failed to pay to the Landlords \$1,000.00 on or before January 15, 2024, towards arrears of rent.

3. The previous application includes a request for an order for the payment of arrears of rent and the order requires the Tenant to make payments by specific due dates. Accordingly, in addition to eviction, the Landlords are entitled to request an order for the payment of arrears owing.

4. The Tenant was required to pay \$15,186.00 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$8,000.00 and that amount is included in this order. This order replaces order LTB-L-015949-23.

5. The Landlords collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlords.
6. Interest on the rent deposit is owing to the Tenant for the period from February 1, 2022, to February 21, 2024.
7. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
8. The Landlords are 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 \$65.75. This amount is calculated as follows: \$2,000.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-015949-23 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 March 3, 2024.
3. If the unit is not vacated on or before March 3, 2024, then starting March 4, 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 March 4, 2024.
5. The Tenant shall pay to the Landlords \$5,277.87*. **(Less any payments made by the Tenant after this application was filed on February 5, 2024).** This amount represents the rent owing up to February 21, 2024, and the cost of filing the previous application, less the rent deposit and interest the Landlords owe on the rent deposit.
6. The Tenant shall also pay to the Landlords \$65.75 per day for compensation for the use of the unit starting February 22, 2024, to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before March 3, 2024, the Tenant will start to owe interest. This will be a simple interest calculated from March 4, 2024, at 7.00% annually on the balance outstanding.

February 21, 2024
Date Issued



James McMaster
Member, Landlord and Tenant Board

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

The Tenant has until March 2, 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 March 2, 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 September 4, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenant must pay the Landlords:**

Reason for amount owing	Period	Amount
Amount owing from previous order	Up to September 30, 2023	\$8,000.00
New Arrears	February 1, 2024, to February 21, 2024	\$(619.25)
Less the rent deposit:		-\$2,000.00
Less the interest owing on the rent deposit	February 1, 2022, to February 21, 2024	-\$102.88
Plus, daily compensation owing for each day of occupation starting February 22, 2024		\$65.75 (per day)
Total the Tenant must pay the Landlords:		\$5,277.87 +\$65.75 per day starting February 22, 2024