



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

File Number: SOL-21311-21

In the matter of: APT B, 400 JANE STREET
PALMERSTON ON N0G2P0

Between: Curtis Martin Landlords
Jory Martin

and

Anthony Somerville Tenants
Jason Anderson
Stephanie Jenkins

Curtis Martin and Jory Martin (the 'Landlords') applied for an order to terminate the tenancy and evict Stephanie Jenkins, Anthony Somerville and Jason Anderson (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the order issued by the Board on March 8, 2021 with respect to application SOL-19882-21.

Determinations:

1. The order provided that the Landlords could apply to the Board under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants did not meet certain conditions specified in the order.
2. I find that the Tenants have not met the following conditions specified in the order: The Tenants failed to pay \$100.00 on or before April 1, 2021. The Tenant also failed to pay rent in the amount of \$1,200.00 on or before April 1, 2021. The Tenant however did pay \$300.00 towards rent.
3. The previous application included a request for an order for the payment of arrears of rent. The resulting order required the Tenants to pay rent or some or all of the arrears of rent. Accordingly, in addition to eviction, the Landlords are entitled to request an order for the payment of arrears of rent and compensation.
4. The Tenants were ordered to pay \$5,386.00 for rent arrears and the costs related to the Landlord's application fee in Order SOL-19882-21. The amount that is still owing from that order is \$5,286.00 and that amount is included in this order. As a result, the previous order SOL-19882-21 is cancelled.

5. Since the date of the order, the Tenants have failed to pay the full rent that became owing for the period from April 1, 2021 to April 30, 2021.
6. The Landlords collected a rent deposit of \$1,200.00 from the Tenants and this deposit is still being held by the Landlords.
7. Interest on the rent deposit is owing to the Tenants for the period from November 1, 2018 to April 26, 2021.

It is ordered that:

1. Order SOL-19882-21 is cancelled.
2. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 7, 2021.
3. The Tenants shall pay to the Landlords \$4,763.10*. This amount represents the rent owing up to April 26, 2021 and the costs related to the application fee for the previous application, less the rent deposit and interest the Landlords owe on the rent deposit.
4. The Tenants shall also pay to the Landlords \$39.45 per day for compensation for the use of the unit starting April 27, 2021 to the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlords the full amount owing* on or before May 7, 2021, the Tenants will start to owe interest. This will be simple interest calculated from May 8, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before May 7, 2021, then starting May 8, 2021, the Landlords 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 Landlords on or after May 8, 2021.
8. This order terminates the tenancy and permits the Landlord to file the order with Court Enforcement Office (Sheriff) to evict the Tenant. However, as of the date this order was issued, the Sheriff cannot enforce this order as a result of Ontario Regulation 266/21 made under the *Emergency Management and Civil Protection Act* on April 8, 2021. The Tenant cannot be evicted from the rental unit while this regulation is in force. Eviction by the Sheriff may occur after the regulation is removed by the Ontario Government. Further information is available on the LTB's website.

April 26, 2021
Date Issued

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

Michael Di Salle

Michael Di Salle
Member, Landlord and Tenant Board

The tenant has until May 6, 2021 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenant files the motion by May 6, 2021 the order will be stayed and the Board 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 8, 2021 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 Calculations

File Number: SOL-21311-21

Amount the Tenant must pay

Reason for amount owing	Period	Amount
Amount owing from previous order or settlement plus New Arrears and New NSF cheque charges and related administration charges		\$6,011.75
Less the rent deposit:		-\$1,200.00
Less the interest owing on the rent deposit	November 1, 2018 to April 26, 2021	-\$48.65
Plus daily compensation owing for each day of occupation starting April 27, 2021		\$39.45 (per day)

Total the Tenants must pay the Landlord:	\$4,763.10, + \$39.45 per day starting April 27, 2021
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