



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

File Number: TNL-32973-21

In the matter of: 403, 415 WILLOWDALE AVENUE
TORONTO ON M2N5B4

Between: Toronto Community Housing Corporation Landlord

and

Josephine Aboagye-Mensah Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Josephine Aboagye-Mensah (the 'Tenant') and for an order to have the Tenant pay the rent she owes because the Tenant failed to meet a condition specified in the order issued by the Board on July 17, 2019 with respect to application TNL-15046-19.

Determinations:

1. The order provided that the Landlord could apply to the Board 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 did not meet certain condition(s) specified in the order.
2. I find that the Tenant has not met the following conditions specified in the order: **The Tenant did not pay \$573.00 (rent) on or before June 1, 2021, which was a breach of paragraph 5 of the order, and occurred within the 30 days leading up to the filing of this L4 application.**
3. The previous application included a request for an order for the payment of arrears of rent. The resulting order required the Tenant to pay rent or some or all of the arrears of rent. Accordingly, in addition to eviction, the Landlord is entitled to request an order for the payment of arrears of rent and compensation.
4. The Tenant was ordered to pay \$7,309.30 for rent arrears in Order TNL-15046-19. The amount that is still owing from that order is \$3,933.30 and that amount is included in this order. As a result, the previous order TNL-15046-19 is cancelled.
5. Since the date of the order, the Tenant has failed to pay the full rent that became owing for the period from August 1, 2019 to June 30, 2021.
6. Since the date of the order, the Landlord incurred \$20.00 for administration charges related to cheques tendered by or on behalf of the Tenant, which were returned NSF.

It is ordered that:

1. **Order TNL-15046-19 is cancelled.**
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 5, 2021 (standard 11 days from the issuance date of this order).
3. The Tenant shall pay to the Landlord \$5,535.42*. This amount represents the rent owing up to June 24, 2021.
4. The Tenant shall **also** pay to the Landlord \$18.84 per day for compensation for the use of the unit starting June 25, 2021 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing* on or before July 5, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 6, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 5, 2021, then starting July 6, 2021, 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 July 6, 2021.

June 24, 2021
Date Issued



Michelle Tan
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

The tenant has until July 4, 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 July 4, 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 January 6, 2022 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: TNL-32973-21

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		\$5,535.42
Less the rent deposit:		-\$0.00
Less the interest owing on the rent deposit		-\$0.00
Plus daily compensation owing for each day of occupation starting June 25, 2021		\$18.84 (per day)
Total the Tenant must pay the Landlord:		\$5,535.42, + \$18.84 per day starting June 25, 2021

2021 CanLII 101251 (ON LTB)