



JUL 20, 2023

MP

Landlord and Tenant Board

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

Citation: Shah v Newell, 2023 ONLTB 49972

Date: 2023-07-20

File Number: LTB-L-052497-23

In the matter of: 868 ELLIOTT ST E
WINDSOR ON N9A3S7

Between: Binish Shah Landlords
Biraju Doshi
Chintan Patel
Dhaval Petrolwala
And

Jennifer Newell Tenant

Binish Shah, Biraju Doshi, Chintan Patel and Dhaval Petrolwala (the 'Landlords') applied for an order to terminate the tenancy and evict Jennifer Newell (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 June 29, 2023, with respect to application LTB-L-011367-23.

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(s) specified in the order:
 - a) **The Tenant failed to pay the full \$500.00 towards arrears on or before July 1, 2023**
 - b) **The Tenant failed to pay to the Landlords the lawful rent of \$697.50 in full and on time, on or before July 1, 2023**
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 \$2,626.50 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$2,626.50 and that amount is included in this order.
5. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from July 1, 2023, to July 31, 2023.
6. The Landlords collected a rent deposit of \$1,395.00 from the Tenant and this deposit is still being held by the Landlords.
7. Interest on the rent deposit is owing to the Tenant for the period from September 15, 2022, to July 20, 2023.
8. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
9. 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 \$22.93. This amount is calculated as follows: \$697.50 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-011367-23 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 July 31, 2023.
3. If the unit is not vacated on or before July 31, 2023, then starting August 1, 2023, 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 August 1, 2023.
5. The Tenant shall pay to the Landlords \$1,665.94 (**Less any payments made by the Tenant after this application was filed on July 4, 2023**). This amount represents the rent owing up to July 20, 2023 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 Landlord \$22.93 per day for compensation for the use of the unit starting July 21, 2023, 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 July 31, 2023, the Tenant will start to owe interest. This will be a simple interest calculated from August 1, 2023, at 6.00% annually on the balance outstanding.

July 20, 2023
Date Issued

Michael Di Salle

Michael Di Salle
Member, Landlord and Tenant Board

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

The Tenant has until July 30, 2023, 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 July 30, 2023, 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 February 1, 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 June 30, 2023	\$2,626.50
New Arrears	July 1, 2023, to July 20, 2023	\$458.60
Less the rent deposit:		-\$1,395.00
Less the interest owing on the rent deposit	September 15, 2022, to July 20, 2023	-\$24.16
Plus daily compensation owing for each day of occupation starting July 21, 2023		\$22.93 (per day)
Total the Tenant must pay the Landlords:		\$1,665.94 + \$22.93 per day starting July 21, 2023