



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-15686-21

In the matter of: 409, 85 SILVER SPRINGS BOULEVARD
TORONTO ON M1V1W3

Between: IMH Pool XV LP Landlord

and

Angela Paragua Tenant

IMH Pool XV LP (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Paragua (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on July 21, 2021. Only the Landlord's Legal Representative, Joanna Aloy, attended the hearing. As of 11:13 a.m., the Tenant was not present or represented at the hearing, although properly served with notice of this hearing by the Board.

Determinations:


1. The Tenant has not paid the total rent the Tenant was required to pay for the period from January 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 28, 2021.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$1,358.07.
4. The Landlord collected a rent deposit of \$1,287.49 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit has been paid to the Tenant for the period from January 1, 2020 to December 31, 2020.
5. As of the date of the hearing, the Tenant had paid \$5,228.64 to the Landlord after the application was filed.
6. The Landlord sent written correspondence to the Tenant on February 8, 2021, in an effort to resolve this application through an agreement. However, no agreement has been reached between the parties.
7. I have considered all of the disclosed circumstances in accordance with section 83 of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of the COVID-19

pandemic on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenant, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The arrears of rent are significant, and it would not be reasonable to postpone this eviction any further.

It is ordered that:

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 12, 2021.
2. The Tenant shall pay to the Landlord \$2,268.69*, which represents the amount of rent owing and compensation up to September 1, 2021, less the rent deposit.
3. Any payments made by the Tenant to the Landlord since the date of the hearing shall be deducted from the overall amount outstanding to the Landlord.
4. The Tenant shall also pay to the Landlord \$44.65 per day for compensation for the use of the unit starting September 2, 2021 to the date the Tenant moves out of the unit.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing* on or before September 12, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 13, 2021 at 2.00% annually on the balance outstanding.
7. If the unit is not vacated on or before September 12, 2021, then starting September 13, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 September 13, 2021.
9. If, on or before September 12, 2021, the Tenant pays the amount of \$4,988.42** to the Landlord or to the Board in trust, this order for eviction will be void. This means that the tenancy would not be terminated, and the Tenant could remain in the unit. If this payment is not made in full and on time, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. The Tenant may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after September 13, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

September 1, 2021
Date Issued



Arnab Quadry
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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 March 13, 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 section A on the attached Summary of Calculations.
- ** Refer to section B on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

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2021 CanLII 128528 (ON LTB)

A. Amount the Tenant must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	January 1, 2021 to February 28, 2021	\$524.57
Less the amount the Tenant paid to the Landlord		-\$5,228.64
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	March 1, 2021 to September 1, 2021	\$8,260.25
Less the rent deposit:		-\$1,287.49
Amount owing to the Landlord on the order date: (total of previous boxes)		\$2,268.69
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting September 2, 2021:		\$44.65 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$2,454.69, + \$44.65 per day starting September 2, 2021

B. Amount the Tenant must pay to void the eviction order and continue the tenancy:

Reasons for amount owing	Period	Amount
Arrears:	January 1, 2021 to September 30, 2021	\$10,031.06
Less the amount the Tenant paid to the Landlord		-\$5,228.64
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before September 12, 2021	\$4,988.42