



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

**File Number:** SOL-23545-21

**In the matter of:** 1408, 43 FOREST AVENUE  
HAMILTON ON L8N1X2

**Between:** IMH Pool XX LP

Landlord

**and**

Manija Safi  
Naveed Safi

Tenants

IMH Pool XX LP (the 'Landlord') applied for an order to terminate the tenancy and evict Manija Safi and Naveed Safi (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 May 4, 2021 with respect to application SOL-17520-20.

**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 Tenants to terminate the tenancy and evict the Tenants if the Tenants did not meet certain condition(s) specified in the order.
2. I find that the Tenants have not met the following condition(s) specified in the order: The Tenants failed to pay July 2021's lawful monthly rent in full, on or before July 1, 2021; and the Tenants failed to pay \$607.23 towards the arrears, on or before July 23, 2021.
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 Landlord is entitled to request an order for the payment of arrears of rent and compensation.
4. The Tenants were ordered to pay \$2,607.23 for rent arrears and the costs related to the Landlord's application fee in Order SOL-17520-20. The amount that is still owing from that order is \$1,207.23 and that amount is included in this order. As a result, the previous order SOL-17520-20 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 June 1, 2021 to July 31, 2021.
6. The Landlord collected a rent deposit of \$1,044.85 from the Tenants and this deposit is still being held by the Landlord.

- 7. Interest on the rent deposit has been paid to the Tenant up to December 31, 2020.

**It is ordered that:**

- 1. Order SOL-17520-20 is cancelled.
- 2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 27, 2021.
- 3. The Tenants shall pay to the Landlord \$2,367.36\*. This amount represents the rent owing up to August 16, 2021 and the costs related to the application fee for the previous application, less the rent deposit.
- 4. The Tenants shall also pay to the Landlord \$34.68 per day for compensation for the use of the unit starting August 17, 2021 to the date the Tenants move out of the unit.
- 5. If the Tenants do not pay the Landlord the full amount owing\* on or before August 27, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 28, 2021 at 2.00% annually on the balance outstanding.
- 6. If the unit is not vacated on or before August 27, 2021, then starting August 28, 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 August 28, 2021.

2021 CanLII 118173 (ON LTB)

**August 16, 2021**  
**Date Issued**



Kimberly Parish  
Member, Landlord and Tenant Board

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

The tenants have until August 26, 2021 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenants file the motion by August 26, 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 February 28, 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: SOL-23545-21**

**Amount the Tenant must pay the Landlord:**

<b>Reason for amount owing</b>	<b>Period</b>	<b>Amount</b>
Amount owing from previous order: up to April 30, 2021		\$1,207.23
New rent owing: up to the date of this order	May 1, 2021 to August 16, 2021	\$2,204.98
Less the rent deposit:		-\$1,044.85
Plus daily compensation owing for each day of occupation starting August 17, 2021		\$34.68 (per day)

<b>Total the Tenants must pay the Landlord:</b>	<b>\$2,367.36, + \$34.68 per day starting August 17, 2021</b>
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