



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-23377-21

In the matter of: MAIN FLOOR, 4 ARMSTRONG AVENUE
TORONTO ON M6H1V8

Between: Liqiu Shi

and

Erik Tibor Lakatos
Gion Lakatos
Reka Kotai

**I hereby certify this is a
true copy of an Order dated**

November 29, 2021

LC

Landlord and Tenant Board

Landlord

Tenants

Liqiu Shi (the 'Landlord') applied for an order to terminate the tenancy and evict Erik Tibor Lakatos, Gion Lakatos and Reka Kotai (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 10, 2021. Only the Landlord's Legal Representative, Christina Nastas, attended the hearing. As of 2:58 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from July 1, 2021 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective July 31, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$2,500.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlord.
6. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), including the impact of COVID-19 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.

It is ordered that:

1. Unless the Tenants void the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before December 10, 2021.
2. The Tenants shall pay to the Landlord \$9,944.99*, which represents the amount of rent owing and compensation up to November 29, 2021, less the rent deposit.
3. The Tenants shall also pay to the Landlord \$82.19 per day for compensation for the use of the unit starting November 30, 2021 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing* on or before December 10, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 11, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before December 10, 2021, then starting December 11, 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 December 11, 2021.
8. If the Tenants wish to void this order and continue the tenancy, the Tenants must pay to the Landlord or to the Board in trust:
 - i) \$12,686.00 if the payment is made on or before November 30, 2021, or
 - ii) \$15,186.00 if the payment is made on or before December 10, 2021**.If the Tenants do not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenants 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 December 11, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

November 29, 2021
Date Issued



Susan Priest
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

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 June 11, 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**

File Number: TSL-23377-21

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	July 1, 2021 to July 31, 2021	\$2,500.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	August 1, 2021 to November 29, 2021	\$9,944.99
Less the rent deposit:		-\$2,500.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$9,944.99
Additional costs the Tenants must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting November 30, 2021:		\$82.19 (per day)
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$10,130.99, + \$82.19 per day starting November 30, 2021

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

1. If the payment is made on or before November 30, 2021:

Reasons for amount owing	Period	Amount
Arrears:	July 1, 2021 to November 30, 2021	\$12,500.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before November 30, 2021	\$12,686.00

2. If the payment is made after November 30, 2021 but on or before December 10, 2021:

Reasons for amount owing	Period	Amount
Arrears:	July 1, 2021 to December 31, 2021	\$15,000.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before December 10, 2021	\$15,186.00