



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Talasani v Girard, 2023 ONLTB 22242

**Date:** 2023-02-28

**File Number:** LTB-L-039913-22

**In the matter of:** 4562 UNICORN AVE  
WINDSOR ON N9G3G6

**Between:** Girija Talasani and Vishnu Talasani

**And**

Brynn Girard and Jonathan Lawrence

Landlord

Tenant

I hereby certify this is a  
true copy of an Order dated  
**FEB 28, 2023**  
Landlord and Tenant Board

Girija Talasani and Vishnu Talasani (the 'Landlord') applied for an order to terminate the tenancy and evict Brynn Girard and Jonathan Lawrence (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy and evict Brynn Girard and Jonathan Lawrence (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 17, 2023.

Only the Landlord's Legal Representative Marc Hooper and the Landlord, Vishnu Talasani attended the hearing.

As of 10:25 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

### **Determinations:**

#### L2 Application:

1. Prior to the commencement of the hearing, the Landlord's Legal Representative stated that they would only be proceeding with the L1 application and requested the L2 application be withdrawn. An order will be issued accordingly.

L1 Application:

2. Prior to the commencement of the hearing, the Landlord's Legal Representative stated that he served a copy of the Notice of Hearing for today's hearing as well as evidence to the Tenants on February 6, 2023 by email to: [brynngirard@gmail.com](mailto:brynngirard@gmail.com).
3. The Landlord's Legal Representative submitted that the Tenants have not complied with interim order LTB-L-039913-22-IN issued December 22, 2022. A review of the Board's records do not indicate any payments of rent the Tenants were to have made to the Board commencing January 1, 2023.
4. The Landlord submitted a text message, tendered as Exhibit 1 at the hearing, which the Tenant Jonathan Lawrence sent to the Landlord February 10, 2023 stating that they had:

We found a place to rent but they will most likely call for reference. If you want us out of the house it will be beneficial to you and us to not give a bad one. I have spoken to the housing stability program and they say it could take many more months for a bailiff to come and lock us out. So maybe don't say anything that would cause us to lose this property or we will be forced to stay at yours until a bailiff changes the locks. Thanks you

5. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
6. As of the hearing date, the Tenant was still in possession of the rental unit.
7. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
8. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows:  $\$2,500.00 \times 12$ , divided by 365 days.
9. The Tenant has not made any payments since the application was filed.
10. The rent arrears owing to February 28, 2023 are \$22,500.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. The Landlord collected a rent deposit of \$2,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
13. Interest on the rent deposit, in the amount of \$59.11 is owing to the Tenant for the period from September 1, 2021 to February 17, 2023.
14. The Landlord's Legal Representative and the Landlord were not aware of any factors to consider with respect to relief from eviction. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including 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. The Landlord's L2 application is dismissed as withdrawn.
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$22,686.00 if the payment is made on or before February 28, 2023. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$25,186.00 if the payment is made on or before March 11, 2023. See Schedule 1 for the calculation of the amount owing.
4. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 11, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
  5. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 11, 2023.**
  6. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$19,024.12. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
  7. The Tenant shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting February 18, 2023 until the date the Tenant moves out of the unit.
  8. If the Tenant does not pay the Landlord the full amount owing on or before March 11, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 12, 2023 at 5.00% annually on the balance outstanding.
  9. If the unit is not vacated on or before March 11, 2023, then starting March 12, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
  10. 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 March 12, 2023.

**February 28, 2023**  
**Date Issued**

  
Heather Chapple  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground 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 September 12, 2023 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.

\*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2023**

Rent Owing To February 28, 2023	\$22,500.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an{abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$22,686.00</b>

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 11, 2023**

Rent Owing To March 31, 2023	\$25,000.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an{abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$25,186.00</b>

**C. Amount the Tenant must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$21,397.23
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,500.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$59.11
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00

<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$19,024.12</b>
Plus daily compensation owing for each day of occupation starting February 18, 2023	\$82.19 (per day)