



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-97937-21

In the matter of: 208, 4 LISA STREET
BRAMPTON ON L6T4B6

Between: Madhu Bala Vijh

Landlord

and

Harjinder Singh

Tenant

Madhu Bala Vijh (the 'Landlord') applied for an order to terminate the tenancy and evict Harjinder Singh (the 'Tenant') because the Landlord requires possession of the rental unit for the purpose of residential occupation. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by video conference on July 29, 2021.

Only the Landlord and Landlord's legal representative, James Hill, attended the hearing. By 10:42 a.m., the Tenant did not attend the hearing, though properly served with the Notice of Hearing.

Determinations:

1. The Landlord in good faith requires possession of the rental unit for the purpose of residential occupation.
2. Interest on the rent deposit is owing to the Tenant for the period from May 1, 2013 to March 31, 2021
3. The Landlord paid the Tenant compensation equal to one month's rent on January 8, 2021. The Tenant has accepted another rental unit offered by the Landlord.
4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), 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 tenancy between the Landlord and the Tenant is terminated, as of August 14, 2021. The Tenant must move out of the rental unit on or before August 14, 2021.

2. The Tenant shall pay to the Landlord \$2,055.00, which represents compensation for the use of the unit from April 1, 2021 to August 3, 2021.
3. The Tenant shall also pay to the Landlord \$16.44 per day for compensation for the use of the unit from August 4, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before August 14, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 15, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before August 14, 2021, then starting August 15, 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 15, 2021.



August 3, 2021
Date Issued

Sean Henry
Member, Landlord and Tenant Board

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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 15, 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.