



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

File Number: TSL-24909-21

In the matter of: 1708, 25 MABELLE AVENUE
TORONTO ON M9A4Y1

Between: North Edge Properties Ltd. Landlord

and

Dharti Patel Tenants
Riya Patel

North Edge Properties Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Dharti Patel and Riya Patel (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 July 28, 2021 with respect to application TSL-20971-21.

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 conditions specified in the order: The Tenants failed to pay \$800.00 towards the arrears on or before September 15, 2021. The Tenants failed to pay the lawful monthly rent in full on or before October 1, 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 \$13,446.00 for rent arrears and NSF cheque charges and the costs related to the Landlord's application fee in Order TSL-20971-21. The amount that is still owing from that order is \$13,446.00 and that amount is included in this order. As a result, the previous order TSL-20971-21 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 October 1, 2021 to October 31, 2021.

6. Since the date of the order, the Landlord incurred \$60.00 for administration charges related to cheques tendered by or on behalf of the Tenants, which were returned NSF.
7. The Landlord collected a rent deposit of \$1,650.00 from the Tenants and this deposit is still being held by the Landlord.
8. Interest on the rent deposit is owing to the Tenants for the period from July 1, 2020 to November 19, 2021.

It is ordered that:

1. Order TSL-20971-21 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 November 30, 2021.
3. The Tenants shall pay to the Landlord \$17,818.44*. This amount represents the rent owing up to November 19, 2021 and the costs related to the application fee for the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.
4. The Tenants shall also pay to the Landlord \$54.25 per day for compensation for the use of the unit starting November 20, 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 November 30, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 1, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before November 30, 2021, then starting December 1, 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 1, 2021.

November 19, 2021
Date Issued

Michael Di Salle
Michael Di Salle
Member, Landlord and Tenant Board

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

The tenant has until November 29, 2021 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenant files the motion by November 29, 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 June 1, 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

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Amount the Tenant must pay to the Landlord

Reason for amount owing	Period	Amount
Amount owing from previous order or settlement plus New Arrears and New NSF cheque charges and related administration charges: Up to October 31, 2021		\$18,456.00
New rent due up to the date of this order: November 1, 2021 to November 19, 2021		\$1,030.75
Less the rent deposit:		-\$1,650.00
Less the interest owing on the rent deposit	July 1, 2020 to December 31, 2020	-\$18.31
Plus daily compensation owing for each day of occupation starting November 20, 2021		\$54.25 (per day)

Total the Tenants must pay the Landlord:	\$17,818.44, + \$54.25 per day starting November 20, 2021
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