

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

**File Number:** EAL-99032-21

**In the matter of:** 8757 PAWPAW LANE  
NIAGARA FALLS ON L2H3S4

**Between:** Shilpa Arya Landlord

**and**

Jeffrey Barnhart Tenant

Shilpa Arya (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey Barnhart (the 'Tenant') and for an order to have the Tenant pay the rent the Tenant owes because the Tenant failed to meet a condition specified in the order issued by the Board on October 29, 2021 with respect to application HOL-10990-21.

**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 Tenant to terminate the tenancy and evict the Tenant if the Tenant did not meet certain condition(s) specified in the order.
2. I find that the Tenant has not met the following condition specified in the order: The Tenant did not pay \$1,000.00 (arrears and cost) on or before November 15, 2021.
3. The previous application included a request for an order for the payment of arrears of rent. The resulting order required the Tenant 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 Tenant was ordered to pay \$8,686.00 for rent arrears and the costs related to the Landlord's application fee in Order HOL-10990-21. The amount that is still owing from that order is \$8,686.00 and that amount is included in this order. As a result, the previous order HOL-10990-21 is cancelled.
5. The Landlord collected a rent deposit of \$2,100.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from August 2, 2020 to January 6, 2022.

**It is ordered that:**

1. HOL-10990-21 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 17, 2022.
3. The Tenant shall pay to the Landlord \$9,098.13\*. (less any payments made by the Tenant after this application was filed on November 18 , 2021)This amount represents the rent owing up to January 6, 2022 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 Tenant shall also pay to the Landlord \$69.04 per day for compensation for the use of the unit starting January 7, 2022 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing\* on or before January 17, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 18, 2022 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before January 17, 2022, then starting January 18, 2022, 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 January 18, 2022.

**January 6, 2022**  
**Date Issued**

  
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Vladislav Shustov  
Member, Landlord and Tenant Board

Eastern-RO  
255 Albert Street, 4th Floor  
Ottawa ON K1P6A9

The tenant has until January 16, 2022 to file a motion with the Board to set aside the order under s. 77(6) of the Act. If the tenant files the motion by January 16, 2022 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 July 18, 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: EAL-99032-21**

**Amount the Tenant must pay**

<b>Reason for amount owing</b>	<b>Period</b>	<b>Amount</b>
Amount owing from previous order or settlement plus New Arrears and New NSF cheque charges and related administration charges TO January 6, 2022.		\$11,200.25
Less the rent deposit:		-\$2,100.00
Less the interest owing on the rent deposit	August 2, 2020 to January 6, 2022	-\$2.12
Plus daily compensation owing for each day of occupation starting January 7, 2022		\$69.04 (per day)

<b>Total the Tenant must pay the Landlord:</b>	<b>\$9,098.13, + \$69.04 per day starting January 7, 2022</b>
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