



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-97899-21

In the matter of: LOWER LEVEL, 63 SKEGBY ROAD
BRAMPTON ON L6V2T8

Between: Nikita -Richard Dwyer Landlord

and

Richard Dwyer Tenant

Nikita -Richard Dwyer (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Dwyer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Passcode: 698 7565 6669# on June 28, 2021. The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from September 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective January 6, 2021.
2. The Tenant paid \$900.00 after the application was filed.
3. The Tenant testified that he has receipts to prove he has paid rent. No receipts were submitted with the Board and the Tenant left the hearing before it concluded.
4. The Landlord testified that the Tenant has told him he has receipts but never produces any. The Tenant has also been telling the Landlord he will be leaving but continues to stay without paying.
5. The application shows the Tenant has not paid rent for more than nine months. The Landlord confirmed this at the hearing.
6. 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. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 16, 2021.
2. The Tenant shall pay to the Landlord \$11,011.08*, which represents the amount of rent owing and compensation up to July 5, 2021.
3. The Tenant shall also pay to the Landlord \$41.10 per day for compensation for the use of the unit starting July 6, 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 July 16, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 17, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 16, 2021, then starting July 17, 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 July 17, 2021.
8. If, on or before July 16, 2021, the Tenant pays the amount of \$12,302.50** to the Landlord or to the Board in trust, this order for eviction will be void. This means that the tenancy would not be terminated and the Tenant could remain in the unit. If this payment is not made in full and on time, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenant 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 July 17, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

July 5, 2021
Date Issued



Greg Joy
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 January 17, 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**

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2021 CanLII 102785 (ON LTB)

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	September 1, 2020 to January 6, 2021	\$4,513.08
Less the amount the Tenant paid to the Landlord		-\$900.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	January 7, 2021 to July 5, 2021	\$7,398.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$11,011.08
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting July 6, 2021:		\$41.10 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$11,197.08, + \$41.10 per day starting July 6, 2021

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

Reasons for amount owing	Period	Amount
Arrears:	September 1, 2020 to July 31, 2021	\$13,016.50
Less the amount the Tenant paid to the Landlord		-\$900.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before July 16, 2021	\$12,302.50