



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-17929-20

In the matter of: 305, 8830 WILLOUGHBY DRIVE
NIAGARA FALLS ON L2G6X8

Between: Seemant Thakkar Landlord

and

Todd MacNevin Tenant

Seemant Thakkar (the 'Landlord') applied for an order to terminate the tenancy and evict Todd MacNevin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via videoconference on June 1, 2021. The Landlord and the Landlord's Legal Representative Joseph Tonnos attended the hearing. As of 3:23 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from August 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 22, 2020.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$1,149.00.
4. The Landlord collected a rent deposit of \$1,179.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from December 11, 2019 to October 22, 2020.
6. The Tenant paid \$9,475.00 after the application was filed.
7. 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 not be unfair to postpone the eviction until July 31, 2021 pursuant to subsection 83(1)(b) of the Act. The Landlord was agreeable to extending the eviction date as the Tenant has made efforts to catch up on his arrears.

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 31, 2021.
2. The Tenant shall pay to the Landlord \$17.60*, which represents the amount of rent owing and compensation up to June 15, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$37.78 per day for compensation for the use of the unit starting June 16, 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 31, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 31, 2021, then starting August 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 August 1, 2021.
8. If the Tenant wishes to void this order and continue the tenancy, the Tenant must pay to the Landlord or to the Board in trust:
 - i) \$1,999.00 if the payment is made on or before June 30, 2021, or
 - ii) \$3,148.00 if the payment is made on or before July 31, 2021**.
 If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then 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 August 1, 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.

June 15, 2021
Date Issued

Tavlin Kaur
Member, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

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 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 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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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)	August 1, 2020 to October 22, 2020	\$1,778.06
Less the amount the Tenant paid to the Landlord		-\$9,475.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 23, 2020 to June 15, 2021	\$8,916.08
Less the rent deposit:		-\$1,179.00
Less the interest owing on the rent deposit:	December 11, 2019 to October 22, 2020	-\$22.54
Amount owing to the Landlord on the order date: (total of previous boxes)		\$17.60
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting June 16, 2021:		\$37.78 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$203.60, + \$37.78 per day starting June 16, 2021

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

1. If the payment is made on or before June 30, 2021:

Reasons for amount owing	Period	Amount
Arrears:	August 1, 2020 to June 30, 2021	\$11,288.00
Less the amount the Tenant paid to the Landlord:		-\$9,475.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before June 30, 2021	\$1,999.00

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2. If the payment is made after June 30, 2021 but on or before July 31, 2021:

Reasons for amount owing	Period	Amount
Arrears:	August 1, 2020 to July 31, 2021	\$12,437.00
Less the amount the Tenant paid to the Landlord:		-\$9,475.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before July 31, 2021	\$3,148.00