



Order under Section 69
Residential Tenancies Act, 2006

File Number: EAL-98322-21

In the matter of: B, 225 LOUISA STREET
CORNWALL ON K6H4P9

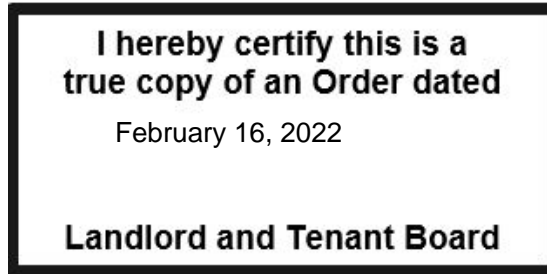
Between: 2482601 Ontario Inc.

Landlord

and

Jeremy Thompson
Tanis Laframboise
Warren Skye

Tenants



2482601 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Warren Skye, Jeremy Thompson and Tanis Laframboise (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on February 1, 2022.

The Landlord's Agent, Kathy Gingrass, the Landlord's Legal Representative, Lorrie McCullough, and the Tenants, Tanis Laframboise and Warren Skye, attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from September 1, 2021 to February 28, 2022. Because of the arrears, the Landlord served a Notice of Termination effective October 24, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent as of January 1, 2022 is \$1,062.60.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenants paid \$550.00 after the application was filed.
6. The Tenants testified that they have reached out to a community agency to support them in paying off a large portion of the arrears and they have started to get OW in November. The Tenants also indicated that they have an 8 month old at home and they are also currently pregnant and would suffer great prejudice if they are evicted. The Tenants requested an extension to at least February 28th for the arrears.
7. The Landlord was not opposed to the extension of February 28th.

8. 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 **February 28, 2022** pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. Unless the Tenants void the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2022.
2. The Tenants shall pay to the Landlord \$5,298.29*, which represents the amount of rent owing and compensation up to February 16, 2022.
3. The Tenants shall also pay to the Landlord \$34.52 per day for compensation for the use of the unit starting February 17, 2022 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing* on or before February 28, 2022, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2022 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before February 28, 2022, then starting March 1, 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 March 1, 2022.
8. If, on or before February 28, 2022, the Tenants pay the amount of \$5,961.20** 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 Tenants 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 Tenants 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 March 1, 2022 but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

February 16, 2022
Date Issued

Eastern-RO



Terri van Huisstede
Member, Landlord and Tenant Board

255 Albert Street, 4th Floor
Ottawa ON K1P6A9

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 September 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 Tenants 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, 2021 to October 24, 2021	\$1,878.49
Less the amount the Tenants paid to the Landlord		-\$550.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 25, 2021 to February 16, 2022	\$3,969.80
Amount owing to the Landlord on the order date: (total of previous boxes)		\$5,298.29
Additional costs the Tenants must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting February 17, 2022:		\$34.52 (per day)
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$5,484.29, + \$34.52 per day starting February 17, 2022

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

Reasons for amount owing	Period	Amount
Arrears:	September 1, 2021 to February 28, 2022	\$6,325.20
Less the amount the Tenants paid to the Landlord		-\$550.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before February 28, 2022	\$5,961.20