

Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-06121-18

In the matter of: 115 REDKEY DRIVE
MARKHAM ON L3S4R7

Between: Jeremy Li

and

Judith Allen
Noah Scoburgh
Shadai Scoburgh
Soleil Scoburgh

I hereby certify this is a true copy of the Order
(Name of Document)

(Signature of Staff Member)

Landlord

JUL 27 2018

Landlord and Tenant Board

Tenants

Jeremy Li (the 'Landlord') applied for an order to terminate the tenancy and evict Noah Scoburgh, Shadai Scoburgh, Soleil Scoburgh and Judith Allen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlord also claimed administration charges related to NSF cheques.

This application was heard in Newmarket on July 25, 2018.

The Landlord and the Tenant Judith Allen attended the hearing.

At the hearing the parties agreed to the following order.

On the consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 1, 2018.
2. On or before January 25, 2019, the Tenants shall pay to the Landlord \$21,375.00*, which represents the amount of rent owing and compensation up to July 31, 2018, the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenants, and the cost of filing this application.
3. If the Tenants do not vacate the rental unit by September 1, 2018 they shall also pay to the Landlord \$69.04 per day for compensation for the use of the unit starting September 2, 2018 to the date they move out of the unit.
4. The last month rent deposit held by the Landlord shall be applied to the rent for the month of August 2018.

5. If the Tenants do not pay the Landlord the full amount owing* on or before January 25, 2019, the Tenants will start to owe interest. This will be simple interest calculated from January 26, 2019 at 3.00% annually on the balance outstanding.
6. The Landlord may enforce collection of any balance owed by the Tenant on or after January 26, 2019.
7. If the unit is not vacated on or before September 1, 2018, then starting September 2, 2018, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 September 2, 2018.

July 27, 2018
Date Issued


Sylvia Watson
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

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 8, 2019 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.

**Schedule 1
SUMMARY OF CALCULATIONS**

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Amount the Tenants must pay:

Reasons for amount owing	Period	Amount
Arrears:	October 1, 2017 to July 31, 2018	\$21,000.00
Administration charges related to NSF cheque charges:		\$200.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$21,200.00
Additional costs the Tenants must pay to the Landlord:		\$175.00
Plus daily compensation owing for each day of occupation starting September 2, 2018:		\$69.04 (per day)
Total the Tenants must pay the Landlord:		\$21,375.00, + \$69.04 per day starting September 2, 2018