



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

File Number: SWL-58224-22

In the matter of: 7, 871 ADELAIDE STREET NORTH
LONDON ON N5Y2M2

Between: 2765749 Ontario Corporation

and

Sebastian Turczynski

I hereby certify this is a
true copy of an Order dated

June 7, 2022

Landlord and Tenant Board

Landlord

Tenant

On May 12, 2022, 2765749 Ontario Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sebastian Turczynski (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 March 17, 2022 with respect to application SWL-57193-21.

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 failed to pay to the Landlord the lawful rent on or before May 1, 2022.
The Tenant made the payment on May 3, 2022.**
3. The Tenant was ordered to pay \$186.00 for the filing fee in Order SWL-57193-21. This amount has been paid in full.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 18, 2022.
2. The Tenant shall pay to the Landlord \$23.26 per day for compensation for the use of the unit starting June 8, 2022 to the date the Tenant moves out of the unit;
3. The Landlord or the Tenant shall pay any amounts that become owing as a result of this order.

4. If the unit is not vacated on or before June 18, 2022, then starting June 19, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 June 19, 2022.

June 7, 2022
Date Issued



Ian Speers
Vice Chair, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

The tenant has until June 17, 2022 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenant files the motion by June 17, 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 December 19, 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.