



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

**File Number:** SOL-22128-21

**In the matter of:** 13 CALCOTT COURT  
THOROLD ON L2V4J9

**Between:** John Ruscitti Landlord

**and**

Amanda Hartwick Tenants  
James Dagonas

John Ruscitti (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Hartwick and James Dagonas (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the order issued by the Board on February 3, 2021 with respect to application SOL-15946-20.

**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 Tenants to terminate the tenancy and evict the Tenants if the Tenants did not meet certain condition(s) specified in the order.
2. I find that the Tenants have not met the following conditions specified in the order: **The Tenants did not pay \$1,650.00 (rent) on or before May 1, 2021; the Tenants also have not pay \$125.00 (arrears) on or before May 1, 2021 or May 20, 2021.**
3. The previous application included a request for an order for the payment of arrears of rent. The resulting order required the Tenants to pay rent or some or all of the arrears of rent. Accordingly, in addition to eviction, the Landlord is entitled to request an order for the payment of arrears of rent and compensation.
4. The Tenants were ordered to pay \$8,814.00 for rent arrears and the costs related to the Landlord's application fee in Order SOL-15946-20. The amount that is still owing from that order is \$7,364.00 and that amount is included in this order. As a result, the previous order SOL-15946-20 is cancelled.
5. Since the date of the order, the Tenants have failed to pay the full rent that became owing for the period from May 1, 2021 to May 31, 2021.

**It is ordered that:**

1. **Order SOL-15946-20 is cancelled.**

2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 22, 2021.
3. The Tenants shall pay to the Landlord \$9,014.00\*. This amount represents the rent owing up to June 11, 2021 and the costs related to the application fee for the previous application.
4. The Tenants shall **also** pay to the Landlord \$54.25 per day for compensation for the use of the unit starting June 12, 2021 to the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing\* on or before June 22, 2021, the Tenants will start to owe interest. This will be simple interest calculated from June 23, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 22, 2021, then starting June 23, 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 June 23, 2021.

**June 11, 2021**  
**Date Issued**

*Michael Di Salle*

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Michael Di Salle  
 Member, Landlord and Tenant Board

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

The tenant has until June 21, 2021 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 21, 2021 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 23, 2021 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.

**Summary of Calculations**

**File Number: SOL-22128-21**

**Amount the Tenant must pay**

<b>Reason for amount owing</b>	<b>Period</b>	<b>Amount</b>
Amount owing from previous order or settlement plus New Arrears and New NSF cheque charges and related administration charges		\$9,014.00
Less the rent deposit:		-\$0.00
Less the interest owing on the rent deposit		-\$0.00
Plus daily compensation owing for each day of occupation starting June 12, 2021		\$54.25 (per day)
<b>Total the Tenants must pay the Landlord:</b>		<b>\$9,014.00, + \$54.25 per day starting June 12, 2021</b>

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