



Order under Section 94  
**Residential Tenancies Act, 2006**

**File Number:** TSL-17532-20

**In the matter of:** 101, 18 THORNCLIFFE PARK DRIVE  
EAST YORK ON M4H1N7

**Between:** Thorncliffe Chapel Housing Corporation Landlord

**and**

Victor Chorikov Tenant

Thorncliffe Chapel Housing Corporation (the 'Landlord') applied for an order requiring Victor Chorikov (the 'Tenant') to pay compensation for the money the Tenant should have paid had the Tenant not misrepresented the Tenant's income or the income of a member of the Tenant's family. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by video conference on May 4, 2021, beginning at 9:00 a.m..

The Landlord's Legal Representative Leo Corsetti attended the hearing. As of 9:25 a.m., the Tenant was not present or represented at the hearing although properly served with the notice of this hearing by the Board.

**Determinations:**

1. The Landlord terminated the employment of the Tenant on July 31, 2020. The Tenant has not vacated the superintendent's premises and more than one week has passed since their employment was terminated.
2. The Tenant is in possession of the rental unit.
3. The monthly rent is \$1,122.00.
4. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated, effective July 31, 2020. The Tenant must move out of the rental unit on or before September 10, 2021.

2. The Tenant shall pay to the Landlord \$14,571.55, which represents compensation for the use of the unit from August 1, 2020 to August 30, 2021.
3. The Tenant shall also pay to the Landlord \$36.89 per day for compensation for the use of the unit from August 31, 2021 to the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before September 10, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 11, 2021 at 2.00% annually on the balance outstanding.
5. If the unit is not vacated on or before September 10, 2021, then starting September 11, 2020, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 11, 2020.

**August 30, 2021**  
**Date Issued**

**Elle Venhola**  
Elle Venhola  
Member, Landlord and Tenant Board

Toronto South-RO  
15 Grosvenor Street, 1st Floor  
Toronto ON M7A 2G6

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, 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.