



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

File Number: TNL-33779-21

In the matter of: 5373 MAIN STREET
STOUFFVILLE ON L4A3S9

Between: Anqi Zhang Landlord

and

Parvaiz S. Isaac Tenant

Anqi Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Parvaiz S. Isaac (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 June 25, 2021 with respect to application HOL-08931-20.

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 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 conditions specified in the order: **The Tenant did not pay \$2,200.00 (rent) on or before July 1, 2021 (June 2021 rent) or July 15 2021 (July 2021 rent).**
3. The previous application included a request for an order for the payment of arrears of rent. The resulting order required the Tenant 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 Tenant was ordered to pay \$16,246.00 for rent arrears and the costs related to the Landlord's application fee in Order HOL-08931-20. The amount that is still owing from that order is \$14,892.17 and that amount is included in this order. As a result, the previous order HOL-08931-20 is cancelled.
5. Since the date of the order, the Tenant has failed to pay the full rent that became owing for the period from June 15, 2021 to August 14, 2021.
6. The Landlord collected a rent deposit of \$2,200.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenant for the period from May 6, 2020 to August 11, 2021.

It is ordered that:

1. **Order HOL-08931-20 is cancelled.**
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 22, 2021.
3. The Tenant shall pay to the Landlord \$16,914.60*. This amount represents the rent owing up to August 11, 2021 and the costs related to the application fee for the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.
4. The Tenant shall **also** pay to the Landlord \$72.33 per day for compensation for the use of the unit starting August 12, 2021 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing* on or before August 22, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 23, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before August 22, 2021, then starting August 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 August 23, 2021.

August 11, 2021
Date Issued

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

Michael Di Salle

Michael Di Salle
Member, Landlord and Tenant Board

The tenant has until August 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 August 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 February 23, 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.

Summary of Calculations

File Number: TNL-33779-21

Amount the Tenant must pay

Reason for amount owing	Period	Amount
Amount owing from previous order or settlement plus New Arrears and New NSF cheque charges and related administration charges		\$19,117.38
Less the rent deposit:		-\$2,200.00
Less the interest owing on the rent deposit	May 6, 2020 to August 11, 2021	-\$2.78
Plus daily compensation owing for each day of occupation starting August 12, 2021		\$72.33 (per day)
Total the Tenant must pay the Landlord:		\$16,914.60, + \$72.33 per day starting August 12, 2021

2021 CanLII 122136 (ON LTB)