



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-07781-20

In the matter of: 612, 70 KING STREET
OSHAWA ON L1H0A2

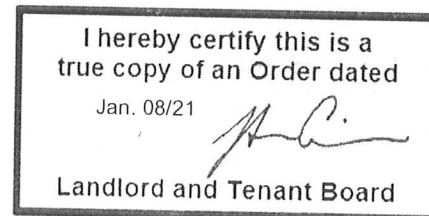
Between: TT7 Inc.

Landlord

and

Dylan Norman

Tenant



TT7 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dylan Norman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed NSF cheque charges and related administration charges.

This application was heard by videoconference on December 4, 2020.

Only the Landlord's agent, Peter Bowers, attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from April 1, 2020 to December 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective July 2, 2020.
2. The lawful monthly rent is \$1,015.00.
3. The arrears of rent owing for the period ending December 31, 2020 as of the date of hearing total \$8,725.00.
4. The Landlord is entitled to \$100.00 to reimburse the Landlord for charges the Landlord incurred as a result of cheques tendered by or on behalf of the Tenant which were returned NSF and related administration charges.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,015.00 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 December 18, 2019 to July 2, 2020 totalling \$12.12.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the Landlord's efforts to negotiate a repayment plan with the Tenant, 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. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 19, 2021.
2. The Tenant shall pay to the Landlord \$8,114.92* (less any payment made to the Landlord after the hearing of December 4, 2020), which represents the amount of rent owing and compensation up to January 8, 2021 and the total charges related to NSF cheques tendered to the Landlord by or on behalf of the Tenant, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$33.37 per day for compensation for the use of the unit starting January 9, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing* on or before January 19, 2021, the Tenant will start to owe interest. This will be simple interest calculated from January 20, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before January 19, 2021, then starting January 20, 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 January 20, 2021.
8. If the Tenant wishes to void this order and continue the tenancy, the Tenant must pay to the Landlord or to the Board in trust:
 - i) \$9,011.00 (less any payment made to the Landlord after the hearing of December 4, 2020) if the payment is made on or before December 31, 2020, or
 - ii) \$10,026.00 (less any payment made to the Landlord after the hearing of December 4, 2020) if the payment is made on or before January 19, 2021**.If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenant may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after January

20, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

January 8, 2021

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7



Ruth Carey

Vice Chair, Landlord and Tenant Board

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 July 20, 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 section A on the attached Summary of Calculations.

** Refer to section B on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

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A. Amount the Tenant must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	April 1, 2020 to July 2, 2020	\$2,701.74
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	July 3, 2020 to January 8, 2021	\$6,340.30
Less the rent deposit:		-\$1,015.00
Less the interest owing on the rent deposit:	December 18, 2019 to July 2, 2020	-\$12.12
NSF cheque charges and related administration charges:		\$100.00
Amount owing to the Landlord on the order date: (total of previous boxes)		\$8,114.92
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting January 9, 2021:		\$33.37 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$8,300.92 , (less any payment made to the Landlord after the hearing of December 4, 2020) + \$33.37 per day starting January 9, 2021

11/19/21
10 DAYS
+ \$333.70
= \$8,634.62

B. Amount the Tenant must pay to void the eviction order and continue the tenancy:

1. If the payment is made on or before December 31, 2020:

Reasons for amount owing	Period	Amount
Arrears:	April 1, 2020 to December 31, 2020	\$8,725.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus NSF cheque charges and related administration charges:		\$100.00
Total the Tenant must pay to continue the tenancy:	On or before December 31, 2020	\$9,011.00 (less any payment made to the Landlord after the hearing of December 4, 2020)

2. If the payment is made after December 31, 2020 but on or before January 19, 2021:

Reasons for amount owing	Period	Amount
Arrears:	April 1, 2020 to January 31, 2021	\$9,740.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus NSF cheque charges and related administration charges:		\$100.00
Total the Tenant must pay to continue the tenancy:	On or before January 8, 2021	\$10,026.00 (less any payment made to the Landlord after the hearing of December 4, 2020)

