



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-00872-21

In the matter of: 612, 15 MAPLE AVENUE
BARRIE ON L4N2N6

Between: SOPC Pool 1 Partnership Limited

Landlord

and

Ellen Gena Estrella
Ellen Grace Estrella

Tenants

SOPC Pool 1 Partnership Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ellen Gena Estrella and Ellen Grace Estrella (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 8, 2021. The Landlord's Legal Representative, Anne Skelly, and Tenant, Ellen Gena Estrella, on behalf of both Tenants, attended the hearing.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from December 1, 2020 to November 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective June 13, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$2,370.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$2,370.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from October 5, 2020 to June 13, 2021.
7. 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 not be

unfair to postpone the eviction until **November 30, 2021** pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. Unless the Tenants void the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before **November 30, 2021**.
2. The Tenants shall pay to the Landlord **\$11,546.32***, which represents the amount of rent owing and compensation up to November 15, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord **\$77.92** per day for compensation for the use of the unit starting November 16, 2021 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord **\$186.00** for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing* on or before November 30, 2021, the Tenants will start to owe interest. This will be simple interest calculated from December 1, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before November 30, 2021, then starting December 1, 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 December 1, 2021.
8. If, on or before November 30, 2021, the Tenants pay the amount of **\$15,233.43**** to the Landlord or to the Board in trust, this order for eviction will be void. This means that the tenancy would not be terminated and the Tenants could remain in the unit. If this payment is not made in full and on time, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenants 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 December 1, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

November 15, 2021
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

Michael Di Salle
Michael Di Salle
Member, 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 June 1, 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 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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2021 CanLII 146575 (ON LTB)

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	December 1, 2020 to June 13, 2021	\$1,840.36
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	June 14, 2021 to November 15, 2021	\$12,077.60
Less the rent deposit:		-\$2,370.00
Less the interest owing on the rent deposit:	October 5, 2020 to June 13, 2021	-\$1.64
Amount owing to the Landlord on the order date:(total of previous boxes)		\$11,546.32
Additional costs the Tenants must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting November 16, 2021:		\$77.92 (per day)
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$11,732.32, + \$77.92 per day starting November 16, 2021

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

Reasons for amount owing	Period	Amount
Arrears:	December 1, 2020 to November 30, 2021	\$15,047.43
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before November 30, 2021	\$15,233.43