



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-26117-20

In the matter of: 10, 2637 KEELE STREET
TORONTO ON M6L 2P2

Between: A.E.V. Guida Landlord

and

Romina Duran Tenant

A.E.V. Guida (the 'Landlord') applied for an order to terminate the tenancy and evict Romina Duran (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by video hearing on April 22, 2021.

The Tenant attended the hearing. Landlord's Legal Representative Stella Ventura attended the hearing.

Determinations:

1. The Tenant has persistently failed to pay the rent on the date it was due. However, the Tenant's recent payment history has been very good.
2. 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 grant relief from eviction subject to the condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
3. The pay-on-time period has been pushed forward due to the delay in the issuance of the order; same with the term concerning payment of the filing fee.

It is ordered that:

1. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - a) The Tenant shall pay the full monthly rent on or before the first day of each month, commencing July 1, 2021, and for 5 months thereafter up to and including December 1, 2021.

2. If the Tenant fails to comply with the conditions set out in paragraph 1a above, then, within 30 days of the breach, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant.
3. The Tenant shall pay to the Landlord the filing fee in the amount of \$175.00, on or before June 19, 2021.
4. If the Tenant does not pay the Landlord the filing fee on or before June 19, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 20, 2021 at 2.00% annually on the balance outstanding.



June 7, 2021
Date Issued

Donald MacVicar
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.