



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** HOL-09872-21

**In the matter of:** 309, 772 PAISLEY ROAD  
GUELPH ON N1K0C3

**Between:** Galaxy Real Estate Add Ontario Properties LP

Landlord

**and**

Brianna Gruber  
Don Gruber  
Elvin Philbert

Tenants

Galaxy Real Estate Add Ontario Properties LP (the 'Landlord') applied for an order to terminate the tenancy and evict Brianna Gruber, Don Gruber and Elvin Philbert (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 13, 2021.

Only the Landlord's Legal Representative, G. Kukor Lang, attended the hearing. As of 11:08 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from February 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 7, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$1,900.00.
4. The Landlord collected a rent deposit of \$2,000.00 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2021 to March 7, 2021.
6. The Tenants paid \$7,086.00 after the application was filed.

7. The application is amended to reflect the correct name of the Landlord, Galaxy Real Estate Add Ontario Properties LP.
8. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement 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 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 August 17, 2021.
2. The Tenants shall pay to the Landlord \$1,146.34\*, which represents the amount of rent owing and compensation up to August 6, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$62.47 per day for compensation for the use of the unit starting August 7, 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 August 17, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 18, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before August 17, 2021, then starting August 18, 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 18, 2021.
8. If, on or before August 17, 2021, the Tenants pay the amount of \$4,800.00\*\* 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 August 18, 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.



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Renee Lang  
Member, Landlord and Tenant Board

**August 6, 2021**  
**Date Issued**

Head Office  
777 Bay Street, 12th Floor  
Toronto Ontario M5G2E5

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 18, 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**

**File Number: HOL-09872-21**

2021 CanLII 115475 (ON LTB)

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

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	February 1, 2021 to March 7, 2021	\$737.26
Less the amount the Tenants paid to the Landlord		-\$7,086.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	March 8, 2021 to August 6, 2021	\$9,495.44
Less the rent deposit:		-\$2,000.00
Less the interest owing on the rent deposit:	January 1, 2021 to March 7, 2021	-\$0.36
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$1,146.34</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting August 7, 2021:		\$62.47 (per day)
<b>Total the Tenants must pay the Landlord if the tenancy is terminated:</b>		<b>\$1,332.34, + \$62.47 per day starting August 7, 2021</b>

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

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears:	February 1, 2021 to August 31, 2021	\$11,700.00
Less the amount the Tenants paid to the Landlord		-\$7,086.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay to continue the tenancy:</b>	On or before August 17, 2021	<b>\$4,800.00</b>