



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

**File Number:** TSL-14350-20

**In the matter of:** UNIT 4, 4 EDGEWARE DRIVE  
TORONTO ON M8W1T4

**Between:** Andriy Sahan Landlords  
Halyna Zhukovska

**and**

Peter Ostrowski Tenant

Andriy Sahan and Halyna Zhukovska (the 'Landlords') applied for an order to terminate the tenancy and evict Peter Ostrowski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 2, 2020. The Landlords and the Tenant attended the hearing. The Tenant spoke with Duty Counsel prior to the hearing.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from January 1, 2020 to November 30, 2020. Because of the arrears, the Landlords served a Notice of Termination effective February 25, 2020.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$950.00.
4. The Landlords collected a rent deposit of \$900.00 from the Tenant and this deposit is still being held by the Landlords.
5. Interest on the rent deposit is owing to the Tenant for the period from November 1, 2014 to February 25, 2020.
6. The Tenant paid \$4,750.00 after the application was filed.
7. Any payments made after the hearing shall be deducted from the amount set out below.

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 Tenant voids the order as set out below, the tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 1, 2021.
2. The Tenant shall pay to the Landlords \$11,085.85\*, which represents the amount of rent owing and compensation up to July 21, 2021, less the rent deposit and interest the Landlords owe on the rent deposit.
3. The Tenant shall also pay to the Landlords \$31.23 per day for compensation for the use of the unit starting July 22, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlords \$175.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlords the full amount owing\* on or before August 1, 2021, the Tenant will start to owe interest. This will be simple interest calculated from August 2, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before August 1, 2021, then starting August 2, 2021, the Landlords 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 Landlords, on or after August 2, 2021.
8. If the Tenant wishes to void this order and continue the tenancy, the Tenant must pay to the Landlords or to the Board in trust:
  - i) \$12,575.00 if the payment is made on or before July 31, 2021, or
  - ii) \$13,525.00 if the payment is made on or before August 1, 2021\*\*.If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlords 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 August 2, 2021 but before the Sheriff gives vacant possession to the Landlords. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlords.

**July 21, 2021**  
**Date Issued**



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Shannon Kiekens  
Member, Landlord and Tenant Board

Toronto South-RO  
15 Grosvenor Street, 1st Floor  
Toronto ON M7A 2G6

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 2, 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 111752 (ON LTB)

**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)	January 1, 2020 to February 25, 2020	\$830.82
Less the amount the Tenant paid to the Landlords		-\$4,750.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	February 26, 2020 to July 21, 2021	\$15,989.76
Less the rent deposit:		-\$900.00
Less the interest owing on the rent deposit:	November 1, 2014 to February 25, 2020	-\$84.73
Amount owing to the Landlords on the order date: (total of previous boxes)		<b>\$11,085.85</b>
Additional costs the Tenant must pay to the Landlords:		\$175.00
Plus daily compensation owing for each day of occupation starting July 22, 2021:		\$31.23 (per day)
<b>Total the Tenant must pay the Landlords if the tenancy is terminated:</b>		<b>\$11,260.85, + \$31.23 per day starting July 22, 2021</b>

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

**1. If the payment is made on or before July 31, 2021:**

Reasons for amount owing	Period	Amount
Arrears:	January 1, 2020 to July 31, 2021	\$17,150.00
Less the amount the Tenant paid to the Landlords:		-\$4,750.00
Additional costs the Tenant must pay to the Landlords:		\$175.00
<b>Total the Tenant must pay to continue the tenancy:</b>	On or before July 31, 2021	<b>\$12,575.00</b>

2. If the payment is made after July 31, 2021 but on or before August 1, 2021:

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears:	January 1, 2020 to August 31, 2021	\$18,100.00
Less the amount the Tenant paid to the Landlords:		-\$4,750.00
Additional costs the Tenant must pay to the Landlords:		\$175.00
<b>Total the Tenant must pay to continue the tenancy:</b>	On or before August 1, 2021	<b>\$13,525.00</b>