



Order under Section 69
Residential Tenancies Act, 2006

File Number: NOL-44043-21

In the matter of: 1, 169 HURON STREET
SAULT STE. MARIE ON P6A1R2

Between: 12951274 Canada Inc. Landlord

and

Karen Couture Tenants
Ray Couture

12951274 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ray Couture and Karen Couture (the 'Tenants') because they, another occupant of the rental unit or someone they permitted in the residential complex have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

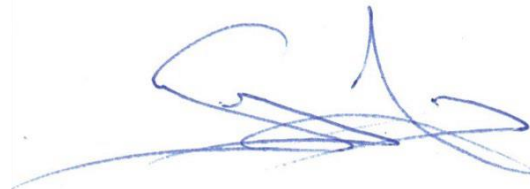
This application was heard in Passcode: 988 4914 7021# on January 10, 2022. The Landlord Matthew Moxness represented by Jane Dean, and witness for the Landlord Laura Ortega, attended the hearing.

Determinations:

1. There have been repeated incidents of fighting, yelling and screaming, throwing things around and disturbing the neighbours.
2. The Tenant has been observed with a weapon and the witness has heard gunshots. According to a complaint from a neighbour the Tenant was removed in handcuffs by the police.
3. The Tenant has been seen by the witness wielding a knife and there are bullet holes in the door frame of the rental unit.
4. The Tenants guests have broken into a shed and items were stolen.
5. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated, as of January 24, 2022. The Tenants must move out of the rental unit on or before January 24, 2022.
2. The Tenants shall pay to the Landlord \$3,218.56, which represents compensation for the use of the unit from September 29, 2021 to January 13, 2022.
3. The Tenants shall also pay to the Landlord \$30.08 per day for compensation for the use of the unit from January 14, 2022 to the date they 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 January 24, 2022, they will start to owe interest. This will be simple interest calculated from January 25, 2022 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before January 24, 2022, then starting January 25, 2022, 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 25, 2022.



Greg Joy
Member, Landlord and Tenant Board

January 13, 2022
Date Issued

Northern-RO
199 Larch Street, Provincial Building, Suite 301
Sudbury ON P3E5P9

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.