



Order under Section 78(6)
Residential Tenancies Act, 2006

File Number: TEL-18339-21

In the matter of: 03, 12 TRACEY PARK DRIVE
BELLEVILLE ON K8P4R5

Between: Tracey Park Property Management Inc. Landlord

and

Tracy Milligan Tenant

Tracey Park Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tracy Milligan (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on March 3, 2021 with respect to application TEL-12512-20.

Determinations:

1. The order provided that the Landlord could apply to the Board under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant did not meet certain condition(s) specified in the order.
2. I find that the Tenant has not met the following conditions specified in the order: **the Tenant failed to pay arrears of \$950.00 by June 20, 2021, which was a breach of paragraph 2(a) of the order. The Tenant also failed to pay the monthly rent of \$1,095.00 by July 1, 2021, which was a breach of paragraph 2(b) of the order. This L4 application was filed on July 16, 2021 within 30 days of these breaches.**

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 15, 2021 (standard 11 days from the issuance date of this order).
2. If the unit is not vacated on or before August 15, 2021, then starting August 16, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. 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 16, 2021.

August 4, 2021
Date Issued

Michelle Tan
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

The tenant has until August 14, 2021 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenant files the motion by August 14, 2021 the order will be stayed and the Board will schedule a hearing.

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 16, 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.