



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-21917-21

In the matter of: 602, 145 QUEEN STREET E
TORONTO ON M5A1S1

Between: Fred Victor Centre Landlord

and

Roman Skuplik Tenant

Fred Victor Centre (the 'Landlord') applied for an order to terminate the tenancy and evict Roman Skuplik (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 18, 2021.

Only the Landlord's Agent D. Bryan attended the hearing. As of 11:41a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from January 7, 2020 to September 6, 2021. Because of the arrears, the Landlord served a Notice of Termination.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$149.00.
4. The Tenant paid \$447.00 after the application was filed.
5. The Landlord testified that they are no longer seeking a termination of the tenancy, they are seeking a repayment plan for the outstanding arrears. The Landlord proposed a repayment plan at a rate of \$40.00 per month, based on the Tenant's current income and rent.
6. The Landlord requested that the monthly repayment of arrears of rent payments begin on September 1, 2021 and continue on the first of every month. Due to the date of the order and the requirement to mail the order to the Tenant, the monthly payment will be scheduled for the 15th of each month, to begin on September 15, 2021 and to continue until the arrears of rent are paid in full.

7. The Landlord has incurred the cost of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$568.00, which represents the arrears of rent (\$382.00), and costs (\$186.00) outstanding for the period ending August 31, 2021.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - (a) The Tenant shall make the following payment to the Landlord in respect of the monies owing under paragraph 1 of this order:
 - i. \$40.00 on or before the 15th day of each month, beginning September 15, 2021 and continuing to October 15, 2022; and
 - ii. \$8.00 on or before November 15, 2022.
3. The Tenant shall also pay the Landlord the lawful rent on or before the first day of each month from October 1, 2021 to November 2022, inclusive.
4. If the Tenant fails to make any of the payments in accordance with paragraph 2 and or 3, and by the dates required, then:
 - (a) 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.



August 25, 2021
Date Issued

Nicola Mulima
Member, Landlord and Tenant Board

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