



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

File Number: SWL-52998-21

In the matter of: 26, 311 QUEENSTON ROAD
CAMBRIDGE ON N3H3J5

Between: Vangar Properties Inc.

Landlord

and

Jerome Lewis

Tenant

Vangar Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jerome Lewis (the 'Tenant') and for an order to have the Tenant pay the rent the Tenant owes because the Tenant failed to meet a condition specified in the order issued by the Board on April 22, 2021 with respect to application SWL-46102-20.

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 condition specified in the order: the Tenant did not pay \$483.66 on or before June 27, 2021.
3. The previous application included a request for an order for the payment of arrears of rent. The resulting order required the Tenant to pay rent or some or all of the arrears of rent. Accordingly, in addition to eviction, the Landlord is entitled to request an order for the payment of arrears of rent and compensation.
4. The Tenant was ordered to pay \$5,613.66 for rent arrears and the costs related to the Landlord's application fee in Order SWL-46102-20.
5. Since the date of the order, the Tenant has failed to pay the full rent that became owing for the period from May 1, 2021 to July 31, 2021.
6. The Landlord collected a rent deposit of \$904.61 from the Tenant and this deposit is still being held by the Landlord.

7. Interest on the rent deposit is owing to the Tenant for the period from October 1, 2020 to July 29, 2021.

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 9, 2021.
2. As of the date of this order, the Tenant owes no money to the Landlord because the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, that the Landlord is entitled to under this order by \$430.35.
3. The Landlord is authorized to offset the following amounts from the amount the Landlord owes the Tenant: \$29.74 per day for compensation for the use of the unit starting July 30, 2021 to the date the Tenant moves out of the unit;
4. The Landlord or the Tenant shall pay any amounts that become owing as a result of this order.
5. If the unit is not vacated on or before August 9, 2021, then starting August 10, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 10, 2021.

July 29, 2021
Date Issued

Michael Di Salle
Michael Di Salle
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

The tenant has until August 9, 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 9, 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 10, 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 the attached Summary of Calculations.

Summary of Calculations

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Amount the Tenant must pay

Reason for amount owing	Period	Amount
Amount owing from previous order or settlement plus New Arrears and New NSF cheque charges and related administration charges		\$475.02
Less the rent deposit:		-\$904.61
Less the interest owing on the rent deposit	October 1, 2020 to July 29, 2021	-\$0.76
Plus daily compensation owing for each day of occupation starting July 30, 2021		\$29.74 (per day)

Total the Tenant must pay the Landlord:	-\$430.35, + \$29.74 per day starting July 30, 2021
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