



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

File Number: TEL-20169-21

In the matter of: 320, 180 HAIG ROAD
BELLEVILLE ON K8N5K2

Between: Torbill Holdings Ltd. Landlord

and

Roger Reynolds Tenant

Torbill Holdings Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Roger Reynolds (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 prior consent order issued by the Board on September 8, 2021 with respect to application TEL-12436-20.

Determinations:

1. The consent 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 the lawful monthly rent in full on or before October 1, 2021, which was a breach of paragraph 2(b) of the consent order. This L4 application was filed on October 13, 2021, within 30 days of the breach.**
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 \$8,469.42 for rent arrears and the costs related to the Landlord's application fee in Order TEL-12436-20. The amount that is still owing from that order is \$8,469.42 and that amount is included in this order. As a result, the previous order TEL-12436-20 is cancelled.
5. Since the date of the order, the Tenant has failed to pay the full rent that became owing for the period from January 10, 2021 to October 31, 2021.

6. The Landlord collected a rent deposit of \$1,075.00 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit has been paid to the Tenant up to December 31, 2020. There is no further interest owing since there was no guideline rent increase allowed (consequently no interest) in 2021 due to COVID19.

It is ordered that:

1. Order TEL-12436-20 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before November 30, 2021 (standard 11 days from the issuance of this order).
3. The Tenant shall pay to the Landlord \$7,870.68*. This amount represents the rent owing up to November 19, 2021 and the costs related to the application fee for the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.
4. The Tenant shall also pay to the Landlord \$36.77 per day for compensation for the use of the unit starting November 20, 2021 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing* on or before November 30, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before November 30, 2021, then starting December 1, 2021, 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 December 1, 2021.

November 19, 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 November 29, 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 November 29, 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 June 1, 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

File Number: TEL-20169-21

Amount the Tenant must pay to the Landlord

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: Up to October 31, 2021		\$8,306.26
New rent due up to the date of this order: November 1, 2021 to November 19, 2021		\$698.63
Less the rent deposit:		-\$1,075.00
Less the interest owing on the rent deposit	April 27, 2018 to December 31, 2020	-\$59.21
Plus daily compensation owing for each day of occupation starting November 20, 2021		\$36.77 (per day)

Total the Tenant must pay the Landlord:	\$7,870.68, + \$36.77 per day starting November 20, 2021
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