



Order under Section 69
Residential Tenancies Act, 2006

File Number: TSL-21883-21

In the matter of: 101, 736 DUNDAS STREET EAST
TORONTO ON M5A2C5

Between: Alexander Macdonald

Landlord

and

Alexandra-Kristina Nikolakakos

Tenant

Alexander Macdonald (the 'Landlord') applied for an order to terminate the tenancy and evict Alexandra-kristina Nikolakakos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on October 6, 2021. Only the Landlord attended the hearing. As of 2:37 p.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 March 1, 2021 to October 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective April 25, 2021.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$2,100.00.
4. The Tenant paid \$8,800.00 after the application was filed.
5. The Landlord's attempts at negotiating a repayment agreement were unsuccessful.
6. The Landlord collected a rent deposit of \$2,100.00 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 February 1, 2020 to December 31, 2020.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the


Tenant and find that it would not be unfair to postpone the eviction until November 9, 2021 pursuant to subsection 83(1)(b) of the Act. Additional time given to the Tenant to pay the outstanding amount.

It is ordered that:

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before November 9, 2021.
2. The Tenant shall pay to the Landlord \$4,827.54*, which represents the amount of rent owing and compensation up to October 15, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$69.04 per day for compensation for the use of the unit starting October 16, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing* on or before November 9, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 10, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before November 9, 2021, then starting November 10, 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 November 10, 2021.
8. If the Tenant wishes to void this order and continue the tenancy, the Tenant must pay to the Landlord or to the Board in trust:
 - i) \$8,186.00 if the payment is made on or before October 31, 2021, or
 - ii) \$10,286.00 if the payment is made on or before November 9, 2021**.If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenant may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after November 10, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

October 15, 2021
Date Issued

Toronto South-RO



Jitewa Edu
Member, Landlord and Tenant Board

15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

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 May 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 section A on the attached Summary of Calculations.
- ** Refer to section B on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

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2021 CanLII 142141 (ON LTB)

A. Amount the Tenant must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	March 1, 2021 to April 25, 2021	\$3,826.03
Less the amount the Tenant paid to the Landlord		-\$8,800.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 26, 2021 to October 15, 2021	\$11,943.92
Less the rent deposit:		-\$2,100.00
Less the interest owing on the rent deposit:	February 1, 2020 to April 25, 2021	-\$42.41
Amount owing to the Landlord on the order date: (total of previous boxes)		\$4,827.54
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting October 16, 2021:		\$69.04 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$5,013.54, + \$69.04 per day starting October 16, 2021

B. Amount the Tenant must pay to void the eviction order and continue the tenancy:

1. If the payment is made on or before October 31, 2021:

Reasons for amount owing	Period	Amount
Arrears:	March 1, 2021 to October 31, 2021	\$16,800.00
Less the amount the Tenant paid to the Landlord:		-\$8,800.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before October 31, 2021	\$8,186.00

2. If the payment is made after October 31, 2021 but on or before November 9, 2021:

Reasons for amount owing	Period	Amount
Arrears:	March 1, 2021 to November 30, 2021	\$18,900.00
Less the amount the Tenant paid to the Landlord:		-\$8,800.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before November 9, 2021	\$10,286.00