



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

File Number: TNL-33814-21

In the matter of: 1917, 140 ELM RIDGE DRIVE
TORONTO ON M6B1B1

Between: Nubury Properties Limited Landlord

and

Alexandre Papouchine Tenants
Svetlana Papouchina

Nubury Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Svetlana Papouchina and Alexandre Papouchine (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the order issued by the Board on May 12, 2021 with respect to application TNL-27976-20.

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 Tenants to terminate the tenancy and evict the Tenants if the Tenants did not meet certain conditions specified in the order.
2. I find that the Tenants have not met the following conditions specified in the order: The Tenants failed to pay July 2021's lawful monthly rent on or before the first business day of July 2021 (July 2, 2021); and the Tenants failed to pay \$500.00 towards the arrears on or before July 15, 2021.
3. The previous application included a request for an order for the payment of arrears of rent. The resulting order required the Tenants 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 Tenants were ordered to pay \$15,422.32 for rent arrears and the costs related to the Landlord's application fee in Order TNL-27976-20. The amount that is still owing from that order is \$11,206.32 and that amount is included in this order. As a result, the previous order TNL-27976-20 is cancelled.
5. Since the date of the order, the Tenants have failed to pay the full rent that became owing for the period from June 1, 2021 to July 31, 2021.

6. The Landlord collected a rent deposit of \$1,536.36 from the Tenants and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenants for the period from June 1, 2020 to December 31, 2020.

It is ordered that:

1. Order TNL-27976-20 is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 28, 2021.
3. The Tenants shall pay to the Landlord \$12,045.53*. This amount represents the rent owing up to August 17, 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 Tenants shall also pay to the Landlord \$50.51 per day for compensation for the use of the unit starting August 18, 2021 to the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing* on or before August 28, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 29, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before August 28, 2021, then starting August 29, 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 August 29, 2021.

August 17, 2021

Date Issued

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N5X5

Michael Di Salle

Michael Di Salle

Member, Landlord and Tenant Board

The tenants have until August 27, 2021 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenants file the motion by August 27, 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 28, 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: TNL-33814-21

Amount the Tenant must pay the Landlord:

Reason for amount owing	Period	Amount
Amount owing from previous order: up to May 31, 2021		\$11,206.32
New rent owing: up to the date of this order	June 1, 2021 to August 17, 2021	\$2,395.39
Less the rent deposit:		-\$1,536.36
Less the interest owing on the rent deposit	June 1, 2020 to December 31, 2020	-\$19.82
Plus daily compensation owing for each day of occupation starting August 18, 2021		\$50.51 (per day)

Total the Tenants must pay the Landlord:	\$12,045.53, + \$50.51 per day starting August 18, 2021
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