



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-16461-21

In the matter of: 0105, 349 MARLAND AVENUE
OSHAWA ON L1J1X4

Between: IMH Pool XX LP Landlord

and

Alicia Badger Tenants
Douglas Freeman

IMH Pool XX LP (the 'Landlord') applied for an order to terminate the tenancy and evict Douglas Freeman and Alicia Badger (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 4, 2021. Only the Landlord's Legal Representative, C. Begg, attended the hearing. As of 3:35 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from January 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective April 1, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$1,830.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$1,750.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from December 11, 2020 to April 1, 2021.
7. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), 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 be** unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 5, 2021.
2. The Tenants shall pay to the Landlord \$10,831.30*, which represents the amount of rent owing and compensation up to August 25, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$60.16 per day for compensation for the use of the unit starting August 26, 2021 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing* on or before September 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 6, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before September 5, 2021, then starting September 6, 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 September 6, 2021.
8. If the Tenants wish to void this order and continue the tenancy, the Tenants must pay to the Landlord or to the Board in trust:
 - i) \$13,076.00 if the payment is made on or before August 31, 2021, or
 - ii) \$14,906.00 if the payment is made on or before September 5, 2021**.If the Tenants do 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 Tenants 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 September 6, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.



August 25, 2021
Date Issued

Renee Lang
Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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 March 6, 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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A. Amount the Tenants must pay if the tenancy is terminated:

| Reasons for amount owing | Period | Amount |
|---|------------------------------------|--|
| Arrears: (up to the termination date in the Notice of Termination) | January 1, 2021 to April 1, 2021 | \$3,800.16 |
| Plus compensation: (from the day after the termination date in the Notice to the date of the order) | April 2, 2021 to August 25, 2021 | \$8,783.36 |
| Less the rent deposit: | | -\$1,750.00 |
| Less the interest owing on the rent deposit: | December 11, 2020 to April 1, 2021 | -\$2.22 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$10,831.30 |
| Additional costs the Tenants must pay to the Landlord: | | \$186.00 |
| Plus daily compensation owing for each day of occupation starting August 26, 2021: | | \$60.16 (per day) |
| Total the Tenants must pay the Landlord if the tenancy is terminated: | | \$11,017.30, + \$60.16 per day starting August 26, 2021 |

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

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

| Reasons for amount owing | Period | Amount |
|--|------------------------------------|--------------------|
| Arrears: | January 1, 2021 to August 31, 2021 | \$12,890.00 |
| Additional costs the Tenants must pay to the Landlord: | | \$186.00 |
| Total the Tenants must pay to continue the tenancy: | On or before August 31, 2021 | \$13,076.00 |

2. If the payment is made after August 31, 2021 but on or before September 5, 2021:

| Reasons for amount owing | Period | Amount |
|--|---------------------------------------|--------------------|
| Arrears: | January 1, 2021 to September 30, 2021 | \$14,720.00 |
| Additional costs the Tenants must pay to the Landlord: | | \$186.00 |
| Total the Tenants must pay to continue the tenancy: | On or before September 5, 2021 | \$14,906.00 |