



Order under Section 69  
Residential Tenancies Act, 2006

File Number: NOL-29379-17

In the matter of: 5, 602 O'BRIEN STREET  
NORTH BAY ON P1B5W6

Between: Patricia Marshall  
Roger Guillemette

Landlords

and

Mandy Renaud

Tenant

I hereby certify this is a true copy of:  
 Order  Director's Order  
Dated: NOV 23 2017  
(Signature of the Member)  
LANDLORD AND TENANT BOARD

Patricia Marshall and Roger Guillemette (the 'Landlords') applied for an order to terminate the tenancy and evict Mandy Renaud (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in North Bay on November 21, 2017. As of 10:35 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing. Only the Landlords attended the hearing.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from March 1, 2017 to November 30, 2017. Because of the arrears, the Landlords served a Notice of Termination.
2. The Tenant is in possession of the rental unit.
3. The monthly rent is \$1,000.00.
4. The Tenant has made no payment to the Landlord since the application was filed.
5. The Landlord is not holding a last month's rent deposit.
6. In accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), I canvassed the Landlord whether there are any circumstances in this case that would cause me to consider granting relief from eviction pursuant to subsection 83(1) of the Act. The Landlord was unaware of such circumstances and I find that it would not be appropriate to grant relief.

**It is ordered that:**

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before December 4, 2017.
2. The Tenant shall pay to the Landlords \$6,031.24\*, which represents the amount of rent owing and compensation up to November 23, 2017.
3. The Tenant shall also pay to the Landlords \$32.88 per day for compensation for the use of the unit starting November 24, 2017 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlords \$190.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlords the full amount owing\* on or before December 4, 2017, the Tenant will start to owe interest. This will be simple interest calculated from December 5, 2017 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before December 4, 2017, then starting December 5, 2017, the Landlords 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 Landlords, on or after December 5, 2017.
8. If the Tenant wishes to void this order and continue the tenancy, the Tenant must pay to the Landlords or to the Board in trust:
  - i) \$6,465.00 if the payment is made on or before November 30, 2017, or
  - ii) \$7,465.00 if the payment is made on or before December 4, 2017\*\*.If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlords 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 December 5, 2017 but before the Sheriff gives vacant possession to the Landlords. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlords.

**November 23, 2017**  
**Date Issued**

  
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Lisa Stevens  
Member, Landlord and Tenant Board

Northern-RO  
199 Larch Street, Provincial Building, Suite 301  
Sudbury ON P3E5P9

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 5, 2018 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.