



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-10333-20

2021 CanLII 91202 (ON LTB)

In the matter of: 1409, 30 TEESDALE PLACE
TORONTO ON M1L1L2

Between: Toronto Community Housing Corporation Landlord

and

Chennielle Oneika Ford Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Chennielle Oneika Ford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 20, 2020. The Landlord was represented by Natasha Johnson. As of 12:28 p.m. the Tenant was not present or represented at the hearing although properly served with notice of this hearing as it appears from the Certificate of Service.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from June 1, 2019 to November 30, 2020. Because of the arrears, the Landlord served a Notice of Termination effective October 16, 2019.
2. The Tenant is in possession of the rental unit.

3. The lawful monthly rent is \$165.00.
4. The arrears of rent owing for the period ending November 30, 2020 as of the date of hearing is \$1,015.00.
5. The Landlord incurred costs of \$175.00 for filing the application and is entitled to reimbursement of those costs.
6. The Tenant paid \$1,130.00 after the application was filed.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment plan 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 Tenant is terminated. The Tenant must move out of the rental unit on or before May 23, 2021.
2. The Tenant shall pay to the Landlord \$1,902.87 (less any payments made to the Landlord after November 20, 2020)*, which represents the amount of rent owing and compensation up to May 12, 2021.
3. The Tenant shall also pay to the Landlord \$5.42 per day for compensation for the use of the unit starting May 13, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$175.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing* on or before May 23, 2021, the Tenant will start to owe interest. This will be simple interest calculated from May 24, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before May 23, 2021, then starting May 24, 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 May 24, 2021.
8. If, on or before May 23, 2021, the Tenant pays the amount of \$2,180.00 (less any payments made to the Landlord after November 20, 2020)** to the Landlord or to the Board in trust, this order for eviction will be void. This means that the tenancy would not be terminated and the Tenant could remain in the unit. If this payment is not made in full

and on time, 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 May 24, 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.

May 12, 2021

Date Issued



Dawn King

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 November 24, 2021 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 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)	June 1, 2019 to October 16, 2019	-\$78.21
Less the amount the Tenant paid to the Landlord		-\$1,130.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 17, 2019 to May 12, 2021	\$3,111.08
Amount owing to the Landlord on the order date:(total of previous boxes)		\$1,902.87 (less any payments made to the Landlord after November 20, 2020)
Additional costs the Tenant must pay to the Landlord:		\$175.00
Plus daily compensation owing for each day of occupation starting May 13, 2021:		\$5.42 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$2,077.87 (less any payments made to the Landlord after November 20, 2020), + \$5.42 per day starting May 13, 2021

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

Reasons for amount owing	Period	Amount
Arrears:	June 1, 2019 to May 31, 2021	\$3,135.00
Less the amount the Tenant paid to the Landlord		-\$1,130.00
Additional costs the Tenant must pay to the Landlord:		\$175.00
Total the Tenant must pay to continue the tenancy:	On or before May 23, 2021	\$2,180.00(less any payments made to the Landlord after November 20, 2020)0

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