



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** NOL-38944-19

**In the matter of:** 41 CABOT STREET  
SUDBURY ON P3C4K2

**Between:** Greater Sudbury Housing Corporation Landlord

**and**

Martina Shesheesh Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Martina Shesheesh (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard in vide conference room 83 on June 28, 2021.

Only the Landlord's agent attended when the hearing was called at 11:31AM.

**Determinations:**

1. The Tenant has persistently failed to pay the rent on the date it was due.
2. The Tenant paid the rent late eight out of nine months for the period January 2019 to September 2019, and continued to pay the rent late six out of seven months for the period January 2021 to July 2021.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act. At the hearing, the Landlord's agent requested a conditional order.

**It is ordered that:**

1. The Tenant shall pay the Landlord rent for July 2021 no later than July 15, 2021.
2. The Tenant shall also pay the Landlord rent for the months August 2021 to June 2022, no later than on the first day of each month.

3. If the Tenant fails to make a payment under paragraphs one or two, above, the Landlord may apply under section 78 of the Act, within 30 days of the breach, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.
4. The Tenant shall also pay the Landlord's \$175.00 Board filing costs as follows:
  - a. \$35.00 on August 1, 2021;
  - b. \$35.00 on September 1, 2021;
  - c. \$35.00 on October 1, 2021;
  - d. \$35.00 on November 1, 2021; and
  - e. \$35.00 on December 1, 2021.
5. If the Tenant fails to make a payment under paragraph 4, above, the balance of the total amount payable in paragraph 4 shall become due, and the Tenant will start to owe interest. This will be simple interest calculated from the day after the Tenant fails to make a scheduled payment at 2.00% annually on the balance outstanding.

2021 CanLII 115991 (ON LTB)

**August 12, 2021**  
**Date Issued**

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Harry Cho  
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.