



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

File Number: TEL-21202-21

In the matter of: 12 STEED COURT
CAMBRIDGE ON N3E0B5

Between: Ajmer Singh Girn Landlord

and

Maciej Wudz Tenants
Madeline Monica Wudz
Margaret Wudz
Samantha Paige Broome

Ajmer Singh Girn (the 'Landlord') applied for an order to terminate the tenancy and evict Maciej Wudz, Madeline Monica Wudz, Margaret Wudz and Samantha Paige Broome (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 June 18, 2021 with respect to application HOL-09747-21.

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 condition(s) specified in the order.
2. I find that the Tenants have not met the following conditions specified in the order: The Tenants did not pay \$850.00 arrears on or before November 15, 2021. The Tenants also did not pay \$2700.00 rent on or before December 1, 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 \$12,486.00 for rent arrears and the costs related to the Landlord's application fee in Order HOL-09747-21. The amount that is still owing from that order is \$2,836.00 and that amount is included in this order. As a result, the previous order HOL-09747-21 is cancelled.

5. Since the date of the order, the Tenants have failed to pay the full rent that became owing.

It is ordered that:

1. Order HOL-09747-21 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 January 21, 2022.
3. The Tenants shall pay to the Landlord \$4,923.67. **(less any amounts paid after the application was filed on December 6, 2021.)** This amount represents the rent owing up to January 10, 2022 and the costs related to the application fee for the previous application.
4. The Tenants shall also pay to the Landlord \$88.77 per day for compensation for the use of the unit starting January 11, 2022 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 January 21, 2022, the Tenants will start to owe interest. This will be simple interest calculated from January 22, 2022 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before January 21, 2022, then starting January 22, 2022, 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 January 22, 2022.

January 10, 2022
Date Issued



Vladislav Shustov
Member, Landlord and Tenant Board

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

The tenant has until January 20, 2022 to file a motion with the Board to set aside the order under s. 78(9) of the Act. If the tenant files the motion by January 20, 2022 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 July 22, 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

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Amount the Tenant must pay

Reason for amount owing	Period	Amount
Amount owing from previous order or settlement plus New Arrears and New NSF cheque charges and related administration charges		\$4,923.67
Less the rent deposit:		-\$0.00
Less the interest owing on the rent deposit		-\$0.00
Plus daily compensation owing for each day of occupation starting January 11, 2022		\$88.77 (per day)
Total the Tenants must pay the Landlord:		\$4,923.67, + \$88.77 per day starting January 11, 2022

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