



Order under Section 69
Residential Tenancies Act, 2006

File Number: TEL-13309-20

In the matter of: 410, 806 KENNEDY ROAD
SCARBOROUGH ON M1K2E1

Between: Metcap Living Management Inc. Landlord

and

John Comeau Tenants
Tabatha Paquette

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tabatha Paquette and John Comeau (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on June 9, 2021. Only the Landlord's Legal Representative, J. Aloy attended the hearing. As of 1:09 p.m., the Tenant was 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 July 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 26, 2020.
2. The Tenants are in possession of the rental unit.
3. The monthly rent is \$866.64.
4. The Tenants paid \$1,733.41 after the application was filed.
5. The Tenants breached a repayment agreement entered by the parties.
6. The Landlord collected a rent deposit of \$866.64 from the Tenants and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2020 to October 26, 2020.

8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), 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 not be unfair to postpone the eviction until **July 21, 2021** pursuant to subsection 83(1)(b) of the Act. Additional time given to the Tenants to either seek alternative accommodation or pay the outstanding amount.

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 July 12, 2021.
2. The Tenants shall pay to the Landlord \$6,505.91*, which represents the amount of rent owing and compensation up to July 23, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$28.49 per day for compensation for the use of the unit starting July 24, 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 August 3, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 4, 2021 at .00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 12, 2021, then starting July 13, 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 July 13, 2021.
8. If, on or before July 12, 2021, the Tenants pay the amount of \$7,807.51** 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 Tenants 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 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 July 13, 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.

July 23, 2021
Date Issued



Jitewa Edu
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 January 13, 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) | July 1, 2020 to October 26, 2020 | \$1,429.32 |
| Less the amount the Tenants paid to the Landlord | | -\$1,733.41 |
| Plus, compensation: (from the day after the termination date in the Notice to the date of the order) | October 27, 2020 to July 23, 2021 | \$7,692.30 |
| Less the rent deposit: | | -\$866.64 |
| Less the interest owing on the rent deposit: | January 1, 2020 to October 26, 2020 | -\$15.66 |
| Amount owing to the Landlord on the order date: (total of previous boxes) | | \$6,505.91 |
| Additional costs the Tenants must pay to the Landlord: | | \$186.00 |
| Plus, daily compensation owing for each day of occupation starting July 24, 2021: | | \$28.49 (per day) |
| Total the Tenants must pay the Landlord if the tenancy is terminated: | | \$6,691.91, + \$28.49 per day starting July 24, 2021 |

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

| Reasons for amount owing | Period | Amount |
|--|-------------------------------|-------------------|
| Arrears: | July 1, 2020 to July 31, 2021 | \$9,354.92 |
| Less the amount the Tenants paid to the Landlord | | -\$1,733.41 |
| Additional costs the Tenants must pay to the Landlord: | | \$186.00 |
| Total the Tenants must pay to continue the tenancy: | On or before July 12, 2021 | \$7,807.51 |

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