



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

**File Number:** CEL-03372-21

**In the matter of:** #P10, 131 EDGEHILL DRIVE  
BARRIE ON L4N1L9

**Between:** 2667974 Ontario Inc. o/a Meca Properties

Landlord

**and**

James Prins  
Jonathan Prins

Tenants

2667974 Ontario inc. o/a Meca Properties (the 'Landlord') applied in this L4 application for an order to terminate the tenancy and evict James Prins and Jonathan Prins (the 'Tenants') because the Tenants failed to meet a condition specified in the prior consent order issued by the Board on August 9, 2021 in L2 application CEL-97904-21.

**Determinations:**

1. The prior consent order provided in paragraph 2 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 conditions specified in the consent order.
2. I find that the Tenants have not met the following condition specified in the consent order:

**The Tenant failed to pay full monthly rent owing on or before October 1, 2021, which was a breach of paragraph 1 of the consent order.**

**This L4 application was filed on October 5, 2021 within 30 days of the breach mentioned above.**

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before November 16, 2021 (standard 11 days from the issuance date of this order).
2. If the unit is not vacated on or before November 16, 2021, then starting November 17, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. 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 November 17, 2021.

**November 5, 2021**  
**Date Issued**

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5



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Michelle Tan  
Member, Landlord and Tenant Board

The tenant has until November 15, 2021 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 November 15, 2021 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 May 17, 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.