



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

**File Number:** SWL-47429-20

**In the matter of:** 75 VINEWOOD COURT  
LONDON ON N5Z3C5

**Between:** London & Middlesex Community Housing Landlord

**and**

Bibiana Orak Tenant

London & Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Bibiana Orak (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard in Passcode: 624 5450 2556# on June 17, 2021. Only the Landlord's representative Candace Aboussafy attended the hearing.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from October 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 31, 2020.
2. The Landlord collected a rent deposit of \$247.00 from the Tenant and this deposit is still being held by the Landlord.
3. Interest on the rent deposit is owing to the Tenant for the period from January 1, 2020 to October 31, 2020.
4. The Tenant paid \$988.00 after the application was filed.
5. 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 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 July 5, 2021.

2. The Tenant shall pay to the Landlord \$839.78\*, which represents the amount of rent owing and compensation up to June 24, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$8.12 per day for compensation for the use of the unit starting June 25, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing\* on or before July 5, 2021, the Tenant will start to owe interest. This will be simple interest calculated from July 6, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 5, 2021, then starting July 6, 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 6, 2021.
8. If the Tenant wishes to void this order and continue the tenancy, the Tenant must pay to the Landlord or to the Board in trust:
  - i) \$1,337.00 if the payment is made on or before June 30, 2021, or
  - ii) \$1,584.00 if the payment is made on or before July 5, 2021\*\*.If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then 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 July 6, 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.



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Greg Joy  
Member, Landlord and Tenant Board

**June 24, 2021**  
**Date Issued**

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6

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 6, 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**

**File Number: SWL-47429-20**

**A. Amount the Tenant must pay if the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	October 1, 2020 to October 31, 2020	\$163.00
Less the amount the Tenant paid to the Landlord		-\$988.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	November 1, 2020 to June 24, 2021	\$1,916.32
Less the rent deposit:		-\$247.00
Less the interest owing on the rent deposit:	January 1, 2020 to October 31, 2020	-\$4.54
<b>Amount owing to the Landlord on the order date:</b> (total of previous boxes)		<b>\$839.78</b>
<b>Additional costs the Tenant must pay to the Landlord:</b>		<b>\$186.00</b>
<b>Plus daily compensation owing for each day of occupation starting June 25, 2021:</b>		<b>\$8.12 (per day)</b>
<b>Total the Tenant must pay the Landlord if the tenancy is terminated:</b>		<b>\$1,025.78, + \$8.12 per day starting June 25, 2021</b>

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

**1. If the payment is made on or before June 30, 2021:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears:	October 1, 2020 to June 30, 2021	\$2,139.00
Less the amount the Tenant paid to the Landlord:		-\$988.00
Additional costs the Tenant must pay to the Landlord:		\$186.00

<b>Total the Tenant must pay to continue the tenancy:</b>	On or before June 30, 2021	\$1,337.00
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2. If the payment is made after June 30, 2021 but on or before July 5, 2021:

Reasons for amount owing	Period	Amount
Arrears:	October 1, 2020 to July 31, 2021	\$2,386.00
Less the amount the Tenant paid to the Landlord:		-\$988.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay to continue the tenancy:</b>	On or before July 5, 2021	\$1,584.00