



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

File Number: TSL-25662-21

In the matter of: 502, 24 EVA ROAD
TORONTO ON M9C2B2

Between: Westmall Investments Landlord

And

Isabela Peron Tenant

On November 10, 2021, Westmall Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Isabela Peron (the 'Tenant') and for an order to have the Tenant pay the rent he owes because the Tenant failed to meet a condition specified in the order issued by the Board on November 3, 2021 with respect to application TSL-21512-21.

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 Tenant to terminate the tenancy and evict the Tenant if the Tenant did not meet certain condition(s) specified in the order.
2. I find that the Tenant has not met the following condition specified in the order:

The Tenant failed to pay to the Landlord \$1,204.60 on or before November 5, 2021 towards rent.
3. The previous application included a request for an order for the payment of arrears of rent. The resulting order required the Tenant 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 Tenant was ordered to pay \$4,819.60 for rent arrears and the costs related to the Landlord's application fee in Order TSL-21512-21. The amount that is still owing from that order is \$1,619.60 and that amount is included in this order. As a result, the previous order TSL-21512-21 is cancelled.
5. The Landlord collected a rent deposit of \$1,145.00 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from May 1, 2007 to January 5, 2022.

It is ordered that:

1. Order TSL-21512-21 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 16, 2022.
3. The Tenant shall pay to the Landlord \$1,410.99*. This amount represents the rent owing up to November 30, 2021 and the costs related to the application fee for the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.
4. The Tenant shall also pay to the Landlord \$39.60 per day for compensation for the use of the unit starting December 1, 2021 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing* on or before January 16, 2022, the Tenant will start to owe interest. This will be simple interest calculated from January 17, 2022 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before January 16, 2022, then starting January 17, 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 17, 2022.

January 5, 2022
Date Issued



Vladislav Shustov
Member, Landlord and Tenant Board

Toronto South-RO
15 Grosvenor Street, 1st Floor
Toronto ON M7A 2G6

The tenant has until January 15, 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 15, 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 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.

* 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		\$2,824.20
Less the rent deposit:		-\$1,145.00
Less the interest owing on the rent deposit	May 1, 2007 to January 5, 2022	-\$268.21
Plus daily compensation owing for each day of occupation starting December 1, 2021		\$39.60 (per day)

Total the Tenant must pay the Landlord:	\$1,410.99, + \$39.60 per day starting December 1, 2021
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