



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

**Citation:** Toronto Community Housing Corporation v Daniel Alemayehu Biru, 2023 ONLTB  
38185

**Date:** 2023-05-24

**File Number:** LTB-L-036406-23

**In the matter of:** 912, 40 Firvalley Court Toronto  
ON M1L1P1

**Between:** Toronto Community Housing Corporation Landlord

**And**

Daniel Alemayehu Biru Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Alemayehu Biru (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on with respect to application TEL-17503-21.

This application was decided without a hearing being held.

### **Determinations:**

1. The mediated settlement provides that the Landlord can apply to the LTB 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 does not meet certain condition(s) in the mediated settlement. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition(s) specified in the mediated settlement:
  - a) **The Tenant failed to pay the full \$100.00 towards arrears on or before April 1, 2023**
  - b) **The Tenant failed to pay to the Landlord the lawful rent of \$859.00 in full and on time, on or before April 1, 2023**

3. The previous application includes a request for an order for the payment of arrears of rent and the mediated settlement requires the Tenant to make payments by specific due dates. Accordingly, in addition to eviction, the Landlord is entitled to request an order for the payment of arrears owing.
4. The Tenant was required to pay \$2,922.00 for rent arrears and the application filing fee in the previous mediated settlement. The amount that is still owing from that mediated settlement is \$1,208.00 and that amount is included in this order.
5. Since the date of the previous mediated settlement, the Tenant has failed to pay the full rent that became owing for the period from October 1, 2021, to April 30, 2023.
6. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$28.24. This amount is calculated as follows: \$859.00 x 12, divided by 365 days.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 4, 2023.
2. If the unit is not vacated on or before June 4, 2023, then starting June 5, 2023, 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 June 5, 2023.
4. The Tenant shall pay to the Landlord \$7,235.76 (**Less any payments made by the Tenant after this application was filed on April 28, 2023**). This amount represents the rent owing up to May 24, 2023, and the cost of filing the previous application.
5. The Tenant shall also pay to the Landlord \$28.24 per day for compensation for the use of the unit starting May 25, 2023, to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 4, 2023, the Tenant will start to owe interest. This will be a simple interest calculated from June 5, 2023, at 6.00% annually on the balance outstanding.

**May 24, 2023**

**Date Issued**

Vladislav Shustov

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor, Toronto  
ON M7A 2G6

The Tenant has until June 3, 2023, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by June 3, 2023, the order will be stayed and the LTB 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 December 5, 2023, 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 Calculation**

**Amount the Tenant must pay the Landlord:**

<b>Reason for amount owing</b>	<b>Period</b>	<b>Amount</b>
Amount owing from previous mediated settlement	Up to September 30, 2021	\$1,208.00
New Arrears	October 1, 2021, to May 24, 2023	\$6,027.76
Plus daily compensation owing for each day of occupation starting May 25, 2023		\$28.24 (per day)
<b>Total the Tenant must pay the Landlord:</b>		<b>\$7,235.76 +\$28.24 per day starting May 25, 2023</b>

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