



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

Citation: 1085554 Ontario Inc v David Hebert, 2023 ONLTB 36076

Date: 2023-05-15

File Number: LTB-L-030329-23

In the matter of: 301, 245 King Street East
Brockville Ontario K6V1C8

Between: 1085554 Ontario Inc Landlord

And

David Hebert Tenant

1085554 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict David Hebert (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 17, 2023 with respect to application LTB-L-038910-22.

This application was decided without a hearing being held.

Determinations:

1. The order 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 order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition specified in the order: **The Tenant failed to pay \$600.00 towards compensation for damage on or before March 31, 2023.**

3. The previous application includes a request for an order for compensation for damage and the order requires the Tenant to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.
4. The Tenant was required to pay \$1,200.00 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$1,200.00 and that amount is included in this order.
5. The Landlord collected a rent deposit of \$850.00 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, 2016 to May 15, 2023.
7. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
8. 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 \$31.00. This amount is calculated as follows: \$943.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-038910-22 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 May 26, 2023.
3. If the unit is not vacated on or before May 26, 2023, then starting May 27, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 May 27, 2023.
5. The Tenant shall pay to the Landlord \$258.49*. This amount represents the unpaid compensation for damage the costs related to the application fee for the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.
6. The Tenant shall also pay to the Landlord \$31.00 per day for compensation for the use of the unit starting May 16, 2023 to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 26, 2023, the Tenant will start to owe interest. This will be a simple interest calculated from May 27, 2023, at 6.00% annually on the balance outstanding.

May 15, 2023

Date Issued

Michael Di Salle

Member, Landlord and Tenant Board

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

The Tenant has until May 25, 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 May 25, 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 November 27, 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:

Reason for amount owing	Period	Amount
Amount of compensation for damages owing from previous order		\$1,200.00
Less the rent deposit:		-\$850.00
Less the interest owing on the rent deposit	May 1, 2016 to May 15, 2023	-\$91.51
Plus daily compensation owing for each day of occupation starting May 16, 2023		\$31.00 (per day)
Total the Tenant must pay the Landlord:		\$258.49 +\$31.00 per day starting May 16, 2023

2023 ONLTB 36076 (CanLII)