



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

Citation: TORONTO COMMUNITY HOUSING CORPORATION v Schmerl, 2023 ONLTB 31834

Date: 2023-04-18

File Number: LTB-L-012264-23

In the matter of: 508, 257 SHERBOURNE ST TORONTO
ON M5A3Y9

Between: TORONTO COMMUNITY HOUSING CORPORATION Landlord

And

Roland Schmerl Tenant

On February 7, 2023, TORONTO COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Roland Schmerl (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 order issued by the LTB on November 16, 2017, with respect to application TSL84072-17.

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 to the Landlord \$56.00 on or before February 1, 2023, towards arrears of rent.

3. The previous application includes a request for an order for the payment of arrears of rent and the order 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 \$4,481.00 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$2,033.00 and that amount is included in this order. This order replaces order TSL-84072-17.
5. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from October 1, 2022, to February 28, 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 \$13.12. This amount is calculated as follows: \$399.00 x 12, divided by 365 days.

It is ordered that:

1. Order TSL-84072-17 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 April 29, 2023.
3. If the unit is not vacated on or before April 29, 2023, then starting April 30, 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 April 30, 2023.
5. The Tenant shall pay to the Landlord \$3,466.16* (**Less any payments made by the Tenant after this application was filed on February 7, 2023**). This amount represents the rent owing up to April 18, 2023 and the cost of filing the previous application.
6. The Tenant shall also pay to the Landlord \$13.12 per day for compensation for the use of the unit starting April 19, 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 April 29, 2023, the Tenant will start to owe interest. This will be a simple interest calculated from April 30, 2023, at 6.00% annually on the balance outstanding.

April 18, 2023

Date Issued

Lynn Mitchell

Member, Landlord and Tenant Board

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

The Tenant has until April 28, 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 April 28, 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 October 31, 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 owing from previous order	Up to November 30, 2017	\$2,033.00
New Arrears	October 1, 2022, to April 18, 2023	\$1,433.16
Plus daily compensation owing for each day of occupation starting April 19, 2023		\$13.12 (per day)
Total the Tenant must pay the Landlord:		\$3,466.16 +\$13.12 per day starting April 19, 2023

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