



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

Citation: I Buy Houses Inc. v Vercauteren, 2023 ONLTB 27554

Date: 2023-03-24

File Number: LTB-L-002905-23

2023 ONLTB 27554 (CanLII)

In the matter of: 228 UNIVERSITY AVE
WALLACEBURG ON N8A4A2

Between: I Buy Houses Fast Inc. Landlord

And

Michael Vercauteren Tenant

This application was decided without a hearing being held.

Determinations:

1. The previous 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 conditions specified in the order: The tenant failed to pay \$500.00 to arrears on December 20, 2022. The Tenant failed to pay January 2023 lawful rent on January 1, 2023.
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 \$7,726.00 for rent arrears, and the application filing fee in the previous order. The amount that is still owing from that order is \$3,000.00 and that amount is included in this order.
5. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from September 1, 2022 to January 31, 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 \$31.07. This amount is calculated as follows: \$945.00 x 12, divided by 365 days.

It is ordered that:

- 1. Order SWL-51488-21 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 April 04, 2023.
- 3. If the unit is not vacated on or before April 04, 2023, then starting April 05, 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 05, 2023.
- 5. The Tenant shall pay to the Landlord \$7,525.68 (less any amounts paid to the Landlord after the declaration in support of this application was made on January 10, 2023). This amount represents the rent owing up to March 24, 2023, and the cost of filing the previous application.
- 6. The Tenant shall also pay to the Landlord \$31.07 per day for compensation for the use of the unit starting March 25, 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 04, 2023, the Tenant will start to owe interest. This will be a simple interest calculated from April 5, 2023 at 5.00% annually on the balance outstanding.

March 24, 2023

Date Issued

Elle Venhola

Member, Landlord and Tenant Board

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

The Tenant has until April 03, 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 03, 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 05, 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 December 31, 2021	\$3,000.00
New Arrears	September 1, 2022 to March 24, 2023	\$4,525.68
Plus daily compensation owing for each day of occupation starting March 25, 2023		\$31.07 (per day)
Total the Tenant must pay the Landlord:		\$7,525.68 + \$31.07 per day starting March 25, 2023