



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

Citation: Green Goat Properties Ltd v Stolk, 2023 ONLTB 27561

Date: 2023-03-23

File Number: LTB-L-003141-23

In the matter of: 12, 186 QUEEN ST
SARNIA ON N7T2R6

Between: Green Goat Properties Ltd Landlord

And

Maria Stolk Tenant

Green Goat Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Stolk (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 November 3, 2022 with respect to application SWL-54860-21.

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 conditions specified in the order:
 - The Tenant did not remove all excessive contents from the rental unit, as observed on January 3, 2023, which is within the 12-month period which commenced January 1, 2023; and
 - The Tenant did not maintain the rental unit in a clean, safe, and uncluttered condition, as observed on January 3, 2023, which is within the 12-month period which commenced January 1, 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 \$186.00 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$93.00 and that amount is included in this order. This order replaces order SWL-54860-21.
5. The Landlord collected a rent deposit of \$550.00 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 January 01, 2016 to March 23, 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 \$19.40. This amount is calculated as follows: \$590.21 x 12, divided by 365 days.

It is ordered that:

1. Order SWL-54860-21 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 03, 2023.
3. If the unit is not vacated on or before April 03, 2023, then starting April 04, 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 04, 2023.
5. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the compensation for the cost of filing the previous application by \$517.85*.
6. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenant: \$19.40 per day for compensation for the use of the unit starting March 24, 2023 to the date the Tenant moves out of the unit.
7. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

March 23, 2023

Date Issued

Elle Venhola

Member, Landlord and Tenant Board

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

The Tenant has until April 02, 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 02, 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 04, 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		\$93.00
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$550.00
Less the interest owing on the rent deposit	January 01, 2016 to March 23, 2023	-\$60.85
Plus daily compensation owing for each day of occupation starting March 24, 2023		\$19.40 (per day)
Total the Tenant must pay the Landlord:		- \$517.85 + \$19.40 per day starting March 24, 2023

2023 ONLTB 27561 (CanLII)