



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

Citation: Interrent Holdings Manager LP v Blen Mesa, 2023 ONLTB 26420

Date: 2023-03-20 **File Number:**
LTB-L-077064-22-EX

In the matter of: 9, 235 QUIGLEY RD
HAMILTON ON L8K5M8

Between: Interrent Holdings Manager LP Landlord

And

Carlos Bruzon Perez Tenants
Damily's Blen Mesa

Interrent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Carlos Bruzon Perez and Damily's Blen Mesa (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on September 15, 2022 with respect to application LTB-L-013179-22.

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 Tenants to terminate the tenancy and evict the Tenant if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following condition specified in the order: **The Tenants failed to pay he lawful monthly rent on or before December 1, 2022.**
3. The previous application includes a request for an order for the payment of arrears of rent and the order requires the Tenants 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 Tenants were required to pay \$5,658.55 for rent arrears, and the application filing fee in the previous order. The amount that is still owing from that order is \$1,058.55 and that amount is included in this order. This order replaces order LTB-L-013179-22.
5. Since the date of the previous order, the Tenants have failed to pay the full rent that became owing for the period from December 1, 2022 to December 31, 2022.
6. The Landlord collected a rent deposit of \$1,420.73 from the Tenants and this deposit is still being held by the Landlord.
7. Interest on the rent deposit is owing to the Tenants for the period from March 27, 2017 to March 20, 2023.
8. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants is required to pay.
9. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenants move out of the unit at a daily rate of \$47.57. This amount is calculated as follows: \$1,446.95 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-013179-22 is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2023.
3. If the unit is not vacated on or before March 31, 2023, then starting April 01, 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 01, 2023.
5. The Tenants shall pay to the Landlord \$4,930.07*. This amount represents the rent owing up to March 20, 2023 ,and the cost of filling the application, less the rent deposit and interest the Landlord owes on the rent deposit.
6. The Landlord shall deduct any payments made by the Tenants from the amount owing noted in paragraph 5, above.
7. The Tenants shall also pay to the Landlord \$47.57 per day for compensation for the use of the unit starting March 21, 2023 to the date the Tenant moves out of the unit.
8. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2023, the Tenants will start to owe interest. This will be a simple interest calculated from April 1, 2023 at 5.00% annually on the balance outstanding.

March 20, 2023

Date Issued

Curtis Begg

Member, Landlord and Tenant Board

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

The Tenants have until March 30, 2023 to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenants file the motion by March 30, 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 01, 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 Tenants must pay the Landlord:

Reason for amount owing	Period	Amount
Amount owing from previous order	Up to September 30, 2022	\$1,058.55
New Arrears	December 1, 2022 to March 20, 2023	\$5,292.25
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$1,420.73
Less the interest owing on the rent deposit	March 27, 2017 to March 20, 2023	-\$0.00
Plus daily compensation owing for each day of occupation starting March 21, 2023		\$47.57 (per day)
Total the Tenants must pay the Landlord:		\$4,930.07 + \$47.57 per day starting March 21, 2023

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