



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

Citation: Dupont/Lansdowne Holdings Inc. v Balogh, 2023 ONLTB 26306

Date: 2023-03-17 **File Number:**

LTB-L-081234-22-EX

2023 ONLTB 26306 (CanLII)

In the matter of: 105, 1401 DUPONT ST
TORONTO ON M6H2B1

Between: Dupont/Lansdowne Holdings Inc. Landlord

And

Bianka Balogh Tenants
Sandor Olah

Dupont/Lansdowne Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bianka Balogh and Sandor Olah (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 November 23, 2022, with respect to application TSL-24979-21-RV.

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 Tenants have not met the following conditions specified in the order:
 - **The Tenants failed to pay the full \$206.95 towards arrears on or before December 1, 2022.**

- **The Tenants failed to pay the lawful monthly rent in full and on time 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 \$2,483.50 for rent arrears, and the application filing fee in the previous order. The amount that is still owing from that order is \$1,602.50 and that amount is included in this order.
 5. Since the date of the previous order, the Tenants have failed to pay the rent in full and on time for the periods from November 1, 2022, to November 30, 2022, and December 1, 2022, to December 31, 2022.
 6. The Landlord collected a rent deposit of \$1,625.00 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 May 25, 2021, to March 17, 2023.
 8. The amount of the rent deposit and interest on the deposit is applied to the amount the Tenants are required to pay.
 9. 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 \$54.07. This amount is calculated as follows: $\$1,644.50 \times 12$, divided by 365 days.

It is ordered that:

1. Order TSL-24979-21-RV 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 28, 2023.
3. If the unit is not vacated on or before March 28, 2023, then starting March 29, 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 March 29, 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 arrears of rent, compensation, and the cost of filing the application.

6. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenants: \$54.07 per day for compensation for the use of the unit starting March 18, 2023, to the date the Tenant moves out of the unit.
7. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

March 17, 2023 **Date Issued**

— Curtis Begg
Member, Landlord and Tenant Board

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

The Tenants have until March 27, 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 27, 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 September 29, 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 October 31, 2022	\$1,602.50
Less the rent deposit:		-\$1,625.00
Less the interest owing on the rent deposit	May 25, 2021 to March 17, 2023	-\$27.96
Plus daily compensation owing for each day of occupation starting March 18, 2023		\$54.07 (per day)
Total the Tenant must pay the Landlord:		\$54.07 per day starting March 18, 2023

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