



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

Citation: Tjhie v Sweetman, 2023 ONLTB 23988

Date: 2023-03-07

File Number: LTB-L-003242-23

In the matter of: 3, 889 HOWARD AVE
WINDSOR ON N9A1S1

Between: Dedy Tjhie Landlords
Elina Darmawan

And

Samantha Sweetman Tenant

On November 30, 2022, Dedy Tjhie and Elina Darmawan (the 'Landlords') applied for an order to terminate the tenancy and evict Samantha Sweetman (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 9, 2022, with respect to application LTB-L-017445-22.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlords 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 the lawful monthly rent on or before November 1, 2022. Further, the Tenant failed to pay \$500 towards arrears, on or before November 5, 2022.**
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 Landlords are entitled to request an order for the payment of arrears owing.

4. The Tenant was required to pay \$3,026.00 for rent arrears, and the application filing fee in the previous order. The amount that is still owing from that order is \$3,026.00 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 November 1, 2022, to November 30, 2022.
6. The Landlords collected a rent deposit of \$740.00 from the Tenant and this deposit is still being held by the Landlords.

File Number: LTB-L-003242-23

7. Interest on the rent deposit is owing to the Tenant for the period from February 01, 2021, to March 07, 2023.
8. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
9. The Landlords are 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 \$24.33. This amount is calculated as follows: \$740.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-017445-22 is cancelled.
2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 18, 2023.
3. If the unit is not vacated on or before March 18, 2023, then starting March 19, 2023, the Landlords 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 Landlords on or after March 19, 2023.
5. The Tenant shall pay to the Landlords \$5,404.08* (**Less any payments made by the Tenant after this application was filed on November 30, 2022**). This amount represents the rent owing up to March 07, 2023, and the cost of filling the previous application, less the rent deposit and interest the Landlords owes on the rent deposit.
6. The Tenant shall also pay to the Landlords \$24.33 per day for compensation for the use of the unit starting March 8, 2023, to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before March 18, 2023, the Tenant will start to owe interest. This will be a simple interest calculated from March 19, 2023, at 5.00% annually on the balance outstanding.

March 7, 2023

Date Issued

Ian Speers

Associate Chair, Landlord and Tenant Board

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

The Tenant has until March 17, 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 March 17, 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 19, 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.

File Number: LTB-L-003242-23

Summary of Calculation

Amount the Tenant must pay the Landlords:

Reason for amount owing	Period	Amount
Amount owing from previous order	Up to October 31, 2022	\$3,026.00
New Arrears	November 1, 2022 to March 07, 2023	\$3,130.31
Less the rent deposit:		-\$740.00
Less the interest owing on the rent deposit	February 01, 2021 to March 07, 2023	-\$12.23
Plus daily compensation owing for each day of occupation starting March 08, 2023		\$24.33 (per day)
Total the Tenant must pay the Landlords:		\$5,404.08 +\$24.33 per day starting March 08, 2023

2023 ONL/TB 23988 (CanLII)