



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

Citation: Zhang v Chen, 2023 ONLTB 19696

Date: 2023-02-10

File Number: LTB-L-079928-22

In the matter of: 77 Sandford Crescent
Whitby ON L1R2S1

Between: Xiaoli Zhang Landlord

And

Claire Chen Tenants
Pablo Petraco

Xiaoli Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Claire Chen and Pablo Petraco (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 October 12, 2022 with respect to application LTB-L-004065-22.

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 Tenants if the Tenants 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 \$1,000.00 towards arrears on or before October 28, 2022. Further, the Tenants failed to pay lawful monthly rent for November 2022 on or before November 12, 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 \$15,361.00 for rent arrears, and the application filing fee in the previous order. The amount that is still owing from that order is \$9,361.00 and that amount is included in this order.

5. Since the date of the previous order, the Tenants have failed to pay the full rent that became owing for the period from November 12, 2022 to December 11, 2022.
6. The Landlord collected a rent deposit of \$1,650.00 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 November 09, 2017 to February 10, 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 moves out of the unit at a daily rate of \$54.25. This amount is calculated as follows: \$1,650.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-004065-22 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 February 21, 2023.
3. If the unit is not vacated on or before February 21, 2023, then starting February 22, 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 February 22, 2023.
5. The Tenants shall pay to the Landlord \$12,428.77* (**Less any payments made by the Tenants after this application was filed on November 13, 2022**). This amount represents the rent owing up to February 10, 2023, and the cost of filling the application, less the rent deposit and interest the Landlord owes on the rent deposit.
6. The Tenants shall also pay to the Landlord \$54.25 per day for compensation for the use of the unit starting February 11, 2023 to the date the Tenants moves out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before February 21, 2023, the Tenants will start to owe interest. This will be a simple interest calculated from February 22, 2023 at 5.00% annually on the balance outstanding.

February 10, 2023
Date Issued

 Vladislav Shustov

Member, Landlord and Tenants Board

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

The Tenants have until February 20, 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 February 20, 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 August 22, 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 22, 2022	\$9,361.00
New Arrears	November 12, 2022 to February 10, 2023	\$4,841.50
Less the rent deposit:		-\$1,650.00
Less the interest owing on the rent deposit	November 09, 2017 to February 10, 2023	-\$123.73
Plus daily compensation owing for each day of occupation starting February 11, 2023		\$54.25 (per day)
Total the Tenants must pay the Landlord:		\$12,428.77 +\$54.25 per day starting February 11, 2023

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