



AMENDED ORDER
Order under Section 78(6)
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

Citation: Galvao v Houle, 2023 ONLTB 15707

Date: 2023-01-20

File Number: LTB-L-003178-23-AM

In the matter of: 8, 499 ALBERT ST
WATERLOO ON N2L5A7

Between: S Four Inc. Landlord

And

Christopher DiCecca, Tenants
Skye Simick

Pursuant to a request filed by the Landlord on February 1, 2023, the order is clerically amended to reflect the Member signature which was missing when the order was issued on January 20, 2023. The correction has been bolded and underlined for ease of reference.

S Four Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher DiCecca and Skye Simick (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 July 29, 2022 with respect to application LTB-L-001840-22.

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 \$1,063.00 towards arrears on or before November 15, 2022. Further, the Tenants failed to pay lawful monthly rent for December 2022 on 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 \$12,752.84 for rent arrears and the application filing fee in the previous order. The amount that is still owing from that order is \$10,706.72 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 1, 2022 to December 31, 2022.
6. The Landlord collected a rent deposit of \$1,550.00 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 June 10, 2020 to January 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 moves out of the unit at a daily rate of \$51.55. This amount is calculated as follows: \$1,568.12 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-001840-22 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 January 31, 2023.
3. If the unit is not vacated on or before January 31, 2023, then starting February 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 February 01, 2023.
5. The Tenants shall pay to the Landlord \$13,284.17***(Less any payments made by the Tenants after this application was filed on December 2, 2022)**. This amount represents the rent owing up to January 20, 2023, the application fee for the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.
6. The Tenants shall also pay to the Landlord \$51.55 per day for compensation for the use of the unit starting January 21, 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 January 31, 2023, the Tenants will start to owe interest. This will be a simple interest calculated from February 1, 2023 at 5.00% annually on the balance outstanding.

January 20, 2023
Date Issued

Kimberly Parish
Member, Landlord and Tenant Board

February 2, 2023
Date Amended

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

The Tenants have until January 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 January 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 August 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 Calculations

Amount the Tenants must pay the Landlord:

Reason for amount owing	Period	Amount
Amount owing from previous order	Up to July 31, 2022	\$10,706.72
New Arrears	November 1, 2022 to January 20, 2023	\$4,167.24
Less the rent deposit:		-\$1,550.00
Less the interest owing on the rent deposit	June 10, 2020 to January 20, 2023	-\$39.79
Plus daily compensation owing for each day of occupation starting January 21, 2023		\$51.55 (per day)
Total the Tenants must pay the Landlord:		\$13,284.17+\$51.55 per day starting January 21, 2023

2023 ONLTB 15707 (CanLI)