



**Order under Section 16.1 of the
Statutory Powers Procedure Act and
the Residential Tenancies Act, 2006**

Citation: Talasani v Girard, 2022 ONLTB 14436

Date: 2022-12-20 **File Number:**
LTB-L-039913-22-IN

In the matter of: 4562 UNICORN AVE
WINDSOR ON N9G3G6

Between: Girija Talasani and Vishnu Talasani Landlord

And

Brynn Girard and Jonathan Lawrence Tenants

INTERIM ORDER

Girija Talasani and Vishnu Talasani (the 'Landlord') applied for an order to terminate the tenancy and evict Brynn Girard and Jonathan Lawrence (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

Girija Talasani and Vishnu Talasani (the 'Landlord') applied for an order to terminate the tenancy and evict Brynn Girard and Jonathan Lawrence (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on December 13, 2022.

The Landlord's Legal Representative John Kulikowski and the Tenants attended the hearing.

It is ordered that:

1. The matter is adjourned and will be scheduled on a priority basis to be heard in accordance with the Board's scheduling protocol.

- The Tenants are encouraged to take all reasonable steps to obtain legal advice prior to the next hearing regarding this application.

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- On or before December 21, 2022, the Tenants shall pay to the Landlord the lawful monthly rent that is due for the month of December, 2022.
- The Tenants shall pay to the Board in trust the monthly rent of \$2,500.00 in full on or before the first day of the month commencing January 1, 2023 and continuing until the application is fully resolved or the Board orders otherwise. If the Tenants do not comply, the Board may refuse to consider the Tenants' evidence and submissions at the return of this application.
- No later than January 4, 2023 both the Landlord and the Tenants shall give to the other and file with the Board a copy of any documents, receipts, photographs, recordings or like things the party intends to rely on at the hearing.
- The Tenants shall also complete the Board form "Issues A Tenant Intends To Raise At A Rent Arrears Hearing" and provided it, along with a copy of all documents, photographs and other evidence that they intend to rely upon, to the Landlord and to the Board no later than January 4, 2023. If the Tenants does not comply, the Member may refuse to accept or consider the evidence not disclosed.
- In response to any section 82 issues raised and filed by the Tenants, on or before January 11, 2023 the Landlord shall provide to the Tenants and to the Board a copy of all additional documents, photographs and other evidence that it intends to submit to the Board at the next hearing. If the Landlord does not comply, the Member may refuse to accept or consider the evidence not disclosed.
- If a party does not comply with paragraphs 3, 4, 5, 6 or 7 of this Order, a Member may refuse to accept any evidence, submissions or consider the issues not disclosed.

December 20, 2022

Date Issued

Heather Chapple

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor Toronto
ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

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