



I hereby certify this is a
true copy of an Order dated

Sep 18, 2024

Landlord and Tenant Board

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

File Number: LTB-L-070993-24

In the matter of: #56, 50 TURNTABLE CRES
TORONTO ON M6H4K9

Between: Megan Revell (c/o Sarah Teal Legal) Landlord

And

Sandra Allicock Tenant

Megan Revell (c/o Sarah Teal Legal) (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Allicock (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 29, 2024, with respect to application LTB-L-022257-24.

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 Tenant has not met the following condition specified in the order:

By September 1, 2024, the Tenant has failed to allow the entry of a broker or salesperson in the unit after the Landlord has given the Tenant at least 24 hours of written notice of the entry.

3. The previous application includes a request for an order for compensation for damage/loss and the order requires the Tenant to pay an amount for damage/loss. Accordingly, the Landlord is entitled to request an order for compensation for damage/loss.

4. The Tenant was required to pay \$3,406.93 for compensation for damage/loss and the application filing fee in the previous order LTB-L-022257-24. The amount that is still owing from that order is \$3,406.93.

5. 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 \$90.99. This amount is calculated as follows: \$2,767.50 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 29, 2024.
2. If the unit is not vacated on or before September 29, 2024, then starting September 30, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 September 30, 2024.

September 18, 2024
Date Issued



Joy Xiao
Member, Landlord and Tenant Board

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

The Tenant has until September 28, 2024, 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 September 28, 2024, 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 March 31, 2025, 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.