



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

File Number: LTB-L-076165-24

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

Between: Megan Revell

And

Sandra Amarie Allicock

I hereby certify this is a
true copy of an Order dated
Sep 26, 2024
Landlord and Tenant Board

Landlord

Tenant

Megan Revell (c/o Sarah Teal Legal) (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Amarie 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(s) specified in the order:
 - i. **By September 11, 2024, the Tenant failed to allow entry to the Landlord's Realtor and a prospective buyer entry into the rental unit for a scheduled showing.**
 - ii. **On September 14, 2024, during a scheduled showing of the rental unit. The Tenant interfered with the showing between the Realtor and the prospective buyer by displaying hostile behavior. As the Realtor opened the cabinet under the kitchen sink, the Tenant advised the Realtor not to touch anything without her permission.**
3. The previous application includes a request for an order for compensation for damage and the order requires the Tenant to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.

4. The Tenant was required to pay \$3,406.93 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$3,406.93 and that amount is included in this order. This order replaces order LTB-L-022257-24.
5. The Landlord collected a rent deposit of \$2,767.50 from the Tenant and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenant for the period from September 1, 2024, to September 26, 2024.
7. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
8. 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: $\$2,767.50 \times 12$, divided by 365 days.

It is ordered that:

1. Order LTB-L-022257-24 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 7, 2024.
3. If the unit is not vacated on or before October 7, 2024, then starting October 8, 2024, 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 October 8, 2024.
5. The Tenant shall pay to the Landlord \$634.50. This amount represents the unpaid compensation for damage the costs related to the application fee for the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.
6. The Tenant shall also pay to the Landlord \$90.99 per day for compensation for the use of the unit starting September 27, 2024, to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before October 7, 2024, the Tenant will start to owe interest. This will be a simple interest calculated from October 8, 2024, at 7.00% annually on the balance outstanding.

September 26, 2024
Date Issued



Joy Xiao
Member, Landlord and Tenant Board

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

The Tenant has until October 6, 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 October 6, 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 April 8, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculations**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount of compensation for damages owing from previous order		\$3,406.93
Less the rent deposit:		-\$2,767.50
Less the interest owing on the rent deposit	September 1, 2024, to September 26, 2024	-\$4.93
Plus daily compensation owing for each day of occupation starting September 27, 2024		\$90.99 (per day)
Total the Tenant must pay the Landlord:		\$634.50 + \$90.99 per day starting September 27, 2024