



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

File Number: LTB-L-094414-24

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

Between: MEGAN REVELL

And

SANDRA ANN MARIE ALLICOCK

I hereby certify this is a  
true copy of an Order dated  
**NOV 27 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 ANN MARIE ALLICOCK and CANADIAN CENTRE FOR HOUSING RIGHTS (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:

**On October 22, 2024 at approximately 5:15 pm, the Tenant interfered with the real estate sales person who was showing the rental unit to prospective clients. The Tenant followed them throughout the rental unit while video recording them.**

3. The Landlord collected a rent deposit of \$2,836.68 from the Tenant and this deposit is still being held by the Landlord.
4. Interest on the rent deposit is owing to the Tenant for the period from October 1, 2024, to November 27, 2024.
5. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.

6. 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 \$93.26. This amount is calculated as follows:  $\$2,836.68 \times 12$ , 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 December 8, 2024.
2. If the unit is not vacated on or before December 8, 2024, then starting December 9, 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 December 9, 2024.
4. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit is \$2,847.27\*.
5. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenant: \$93.26 per day for compensation for the use of the unit starting November 28, 2024, to the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

**November 27, 2024**  
**Date Issued**

  
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Kimberly Parish  
Vice Chair, Landlord and Tenant Board

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

The Tenant has until December 7, 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 December 7, 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 June 9, 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 Calculation**

**Amount the Tenant must pay the Landlord:**

<b>Reason for amount owing</b>	<b>Period</b>	<b>Amount</b>
Less the rent deposit:		-\$2,836.68
Less the interest owing on the rent deposit	October 1, 2024, to November 27, 2024	-\$11.27
Plus daily compensation owing for each day of occupation starting November 28, 2024		\$93.26 (per day)
<b>Total the Tenant must pay the Landlord:</b>		<b>-\$2,847.27 +\$93.26 per day starting November 28, 2024</b>