



**Order under Section 94
Residential Tenancies Act, 2006**

File Number: LTB-L-034804-24
LTB-L-080076-24

In the matter of: 2, 173 GENEVA ST
ST CATHARINES ON L2R4P4

Between: Carmen Porpiglia
Joseph Porpiglia

And

Christopher Cyr

I hereby certify this is a
true copy of an Order dated
DEC 3, 2024
M. Sawicki
Landlord and Tenant Board

Landlords

Tenant

Carmen Porpiglia and Joseph Porpiglia (the 'Landlords') applied for an order to terminate the tenancy and evict Christopher Cyr (the 'Tenant') because **(L2 Application LTB-L-034804-24)**:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlords also applied for an order to terminate the tenancy and evict the Tenant because the Tenant did not pay the rent that the Tenant owes **(L1 Application – LTB-L-080076-24)**.

This application was heard by videoconference on November 25, 2024.

The Landlord, C. Porpiglia, the Landlords' legal representative, J. Callender, and the Tenant attended the hearing.

The parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of the joint submission.

Agreed Facts:

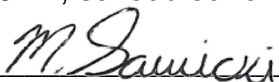
1. The Landlords L1 application (LTB-L-080076-24) scheduled for January 15, 2025 is brought forward to resolve all issues related to this tenancy.
2. The lawful monthly rent is \$811.00.

On consent it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2025.

2. If the unit is not vacated on or before January 31, 2025, then starting February 1, 2025, the Landlords 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 Landlords on or after February 1, 2025.
4. The Tenant shall pay to the Landlord \$6,854.35 for arrears of rent up to November 30, 2024.
5. The Tenant shall also pay the Landlord rent for December 2024 on or before December 1, 2024.
6. The Tenant shall also pay to the Landlord rent for January 2025 on or before January 1, 2025.
7. The Tenant shall also pay to the Landlords \$372.00 for the cost of filing the L1 and L2 applications.
8. The total amount the Tenant owes the Landlord is **\$8,848.35***, this amount represents the arrears owing to November 30, 2024, December 2024 rent, January 2025 rent plus the application filing fees.
9. The Tenant shall also pay the Landlords compensation of \$26.66 per day for the use of the unit starting February 1, 2025 until the date the Tenant moves out of the unit.
10. If the Tenant does not pay the Landlords the full amount owing on or before January 31, 2025, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2025 at 6.00% annually on the balance outstanding.
11. The L1 hearing related to LTB-L-080076-24, scheduled for January 15, 2025 is cancelled.

December 3, 2024
Date Issued



Mayra Sawicki
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on August 1, 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.