



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

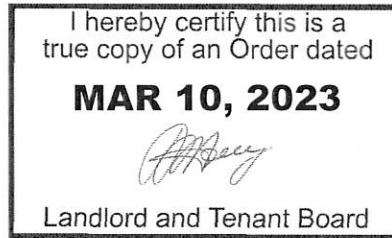
Citation: Glen Suites v Dobson, 2023 ONLTB 24983
Date: 2023-03-10
File Number: LTB-L-003647-23

In the matter of: 515, 822 GLEN ST
OSHAWA ON L1J3V2

Between: Glen Suites

And

Douglas Dobson



Landlord

Tenant

Glen Suites (the 'Landlord') applied for an order to terminate the tenancy and evict Douglas Dobson (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 October 3, 2022 with respect to application LTB-L-03712-22.

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: **The Tenant failed to pay \$352.75 towards compensation for damage on or before November 30, 2022.**
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 \$1,225.00 for compensation for damage and the application filing fee in the previous order. The amount that is still owing from that order is \$825.00 and that amount is included in this order.
5. The Landlord collected a rent deposit of \$1,473.14 from the Tenant and this deposit is still being held by the Landlord.

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 \$51.22. This amount is calculated as follows: $\$1,557.82 \times 12$, divided by 365 days.

It is ordered that:

1. Order LTB-L-03712-22 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 March 21, 2023.
3. If the unit is not vacated on or before March 21, 2023, then starting March 22, 2023, 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 March 22, 2023.
5. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

March 10, 2023
Date Issued



Vladislav Shustov

Member, Landlord and Tenant Board

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

The Tenant has until March 20, 2023 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 March 20, 2023 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 September 22, 2023 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.