



Order under Section 69
Residential Tenancies Act, 2006

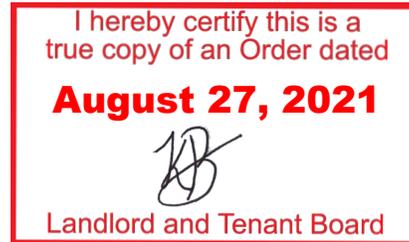
File Number: HOL-10751-21

In the matter of: 803, 6 SONIC WAY
NORTH YORK ON M3C 0P2

Between: Oleksandr Vasylenko

and

Bilal El-hajj Ahmad
Jamal El-hajj Ahmad



Landlord

Tenants

Oleksandr Vasylenko (the 'Landlord') applied for an order to terminate the tenancy and evict Bilal El-hajj Ahmad and Jamal El-hajj Ahmad (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard via video conference on August 20, 2021. Only the Landlord's Agent, Dmitry Chayka, attended the hearing. As of 10:38 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlord and Tenant Board (the 'Board').

Determinations:

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from May 1, 2021 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 16, 2021.
2. The Tenants are in possession of the rental unit.
3. The monthly rent is \$2,250.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$2,250.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenants for the period from May 15, 2020 to May 16, 2021.
6. The Landlord has attempted without success on multiple occasions to negotiate a payment plan with the Tenants with respect to the outstanding arrears.

7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act') and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. Unless the Tenants void the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 7, 2021.
2. The Tenants shall pay to the Landlord \$6,550.20,* which represents the amount of rent owing and compensation up to August 27, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$73.97 per day for compensation for the use of the unit starting August 28, 2021 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing* on or before September 7, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 8, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before September 7, 2021, then starting September 8, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 8, 2021.
8. If the Tenants wish to void this order and continue the tenancy, the Tenants must pay to the Landlord or to the Board in trust:
 - i) \$9,186.00 if the payment is made on or before August 31, 2021, or
 - ii) \$11,436.00 if the payment is made on or before September 7, 2021.**If the Tenants do not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenants may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after September 8, 2021, but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

August 27, 2021
Date Issued


Kevin Lundy
Member, Landlord and Tenant Board

Toronto North-RO
47 Sheppard Avenue East, Suite 700, 7th Floor
Toronto ON M2N 5X5

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 8, 2022 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 section A on the attached Summary of Calculations.
- ** Refer to section B on the attached Summary of Calculations.

**Schedule 1
SUMMARY OF CALCULATIONS**

File Number: HOL-10751-21

A. Amount the Tenants must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	May 1, 2021 to May 16, 2021	\$1,183.56
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	May 17, 2021 to August 27, 2021	\$7,618.91
Less the rent deposit:		-\$2,250.00
Less the interest owing on the rent deposit:	May 15, 2020 to May 16, 2021	-\$2.27
Amount owing to the Landlord on the order date: (total of previous boxes)		\$6,550.20
Additional costs the Tenants must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting August 28, 2021:		\$73.97 (per day)
Total the Tenants must pay the Landlord if the tenancy is terminated:		\$6,736.20, + \$73.97 per day starting August 28, 2021

B. Amount the Tenants must pay to void the eviction order and continue the tenancy:

1. If the payment is made on or before August 31, 2021:

Reasons for amount owing	Period	Amount
Arrears:	May 1, 2021 to August 31, 2021	\$9,000.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before August 31, 2021	\$9,186.00

2. If the payment is made after August 31, 2021, but on or before September 7, 2021:

Reasons for amount owing	Period	Amount
Arrears:	May 1, 2021 to September 30, 2021	\$11,250.00
Additional costs the Tenants must pay to the Landlord:		\$186.00
Total the Tenants must pay to continue the tenancy:	On or before September 7, 2021	\$11,436.00