



**MAR 12, 2024**

**Order under Section 69  
Residential Tenancies Act, 2006**

**Citation:** Found Spaces Property Management Inc. v Baptiste, 2024 ONLTB 17641

**Date:** 2024-03-12

**File Number:** LTB-L-080713-23

**In the matter of:** 802, 220 CANNON ST E  
HAMILTON ON L8L2B1

**Between:** Found Spaces Property Management Inc.

Landlord

**And**

Tshawn Baptiste  
Alfi Robinson

Tenants

Found Spaces Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tshawn Baptiste and Alfi Robinson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 29, 2024.

The Landlord's legal representative Victoria Orlandi, the Landlord's agent Robert Hansen, and the Tenant Alfi Robinson attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties requested an Order on Consent in full and final settlement of the application.

I was satisfied the parties understood the consequences of their consent.

**The Parties Agree That:**

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,650.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$87.12. This amount is calculated as follows: \$2,650.00 x 12, divided by 365 days.
5. The Tenants have paid \$2,650.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 29, 2024, are \$13,400.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,650.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$38.84 is owing to the Tenants for the period from July 31, 2023, to February 29, 2024.

**On consent it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$16,236.00 if the payment is made on or before March 31, 2024. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after March 31, 2024, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before March 31, 2024**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$10,897.16. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$87.12 per day for the use of the unit starting March 1, 2024, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2024, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2024, at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 31, 2024, then starting April 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 April 1, 2024.

**March 12, 2024**  
**Date Issued**

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Paula West Oreskovich  
Hearings Officer, 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 expires on October 1, 2024, 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.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2024**

Rent Owing To March 31, 2024	\$18,700.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$2,650.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total the Tenants must pay to continue the tenancy</b>	<b>\$16,236.00</b>

**B. Amount the Tenants must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$16,050.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$2,650.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,650.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$38.84
<b>Less</b> the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$10,897.16</b>
<b>Plus daily compensation owing for each day of occupation starting March 1, 2024</b>	\$87.12 (per day)

