



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

Citation: 11950819 Canada Inc. v Rafuse, 2024 ONLTB 14627

Date: 2024-02-28

File Number: LTB-L-081335-23

In the matter of: 307 PRINCE ARTHUR ST
CORNWALL ON K6H4P1

Between: 11950819 Canada Inc. Landlord

And

Michael Rafuse Tenants
Michelle Rafuse

11950819 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Rafuse and Michelle Rafuse (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 14, 2024.

The Landlord's Legal Representative Marie Beaupre and the Tenants attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid 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 \$900.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$29.59. This amount is calculated as follows: \$900.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to February 29, 2024 are \$21,600.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlord seeks a standard order for eviction. Based on the income of the Tenants, the Landlord's representative submitted that there is no viable way to preserve the tenancy as

there isn't sufficient income to enter into a repayment plan and the arrears of rent are very high.

10. The Tenants have lived in the rental unit since November 2019. Their sole income of about \$1,000.00 is from the Ontario Disability Support Program ('ODSP'). They don't disagree about the arrears owing, while they have been looking for a new rental unit the amount of benefits they receive has precluded them from being successful in doing so. They are seeking 6 months of delay from eviction.
11. 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)(a) of the Act. In arriving at my determination, I consider that the lawful rent is \$900.00 and that the Tenants are in receipt of approximately \$1,000.00 of benefits on a monthly basis. Furthermore, since the Landlord is not in possession of a last months rent deposit, contemplating any further delay from eviction would create further prejudice to the Landlord and add to the already very high amount of arrears as owed by the Tenants.
12. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$21,786.00 if the payment is made on or before February 29, 2024. See Schedule 1 for the calculation of the amount owing.

OR

 - \$22,686.00 if the payment is made on or before March 10, 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 10, 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 10, 2024**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$21,300.26. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$29.59 per day for the use of the unit starting February 15, 2024 until the date the Tenants moves out of the unit.

7. If the Tenants do not pay the Landlord the full amount owing on or before March 10, 2024, the Tenants will start to owe interest. This will be simple interest calculated from March 11, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 10, 2024, then starting March 11, 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 March 11, 2024.

February 28, 2024

Date Issued



Alicia Johnson
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 expires on September 11, 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 February 29, 2024

Rent Owing To February 29, 2024	\$21,600.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenants for an{abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants is entitled to	- \$0.00
Total the Tenants must pay to continue the tenancy	\$21,786.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 10, 2024

Rent Owing To March 31, 2024	\$22,500.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenants for an{abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants is entitled to	- \$0.00
Total the Tenants must pay to continue the tenancy	\$22,686.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$21,114.26
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00

Less the amount of the credit that the Tenants is entitled to	- \$0.00
Total amount owing to the Landlord	\$21,300.26
Plus daily compensation owing for each day of occupation starting February 15, 2024	\$29.59 (per day)