



MAY 07 2024

Landlord and Tenant Board

Order under Section 69 Residential Tenancies Act, 2006

Citation: LJM Developments Grimsby Inc. v Polak, 2024 ONLTB 32877

Date: 2024-05-07

File Number: LTB-L-066493-22

In the matter of: 211, 560 NORTH SERVICE RD
GRIMSBY ON L3M0G3

Between: LJM Developments Grimsby Inc.

Landlord

And

Phillipp Polak

Tenant

LJM Developments Grimsby Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Phillipp Polak (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- The Tenant persistently paid the rent late.

This application was heard by videoconference on April 4, 2024.

The Landlord and the Tenant attended the hearing.

Only the Landlord attended the hearing.

As of 9:45 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

L1 Application

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$39.45. This amount is calculated as follows: \$1,200.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.

6. The rent arrears owing to April 30, 2024 are \$25,200.00.
7. The Landlord is entitled to \$21.00 to reimburse the Landlord for administration charges and \$21.00 for bank fees the Landlord incurred as a result of 3 cheque given by or on behalf of the Tenant which was returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,200.00 from the Tenant 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.
10. Interest on the rent deposit, in the amount of \$58.68 is owing to the Tenant for the period from April 22, 2022 to April 4, 2024.
11. L2 Application
12. The Landlord's N8 notice of termination does not meet the requirements as set out in section 43 (2) of the *Residential Tenancies Act, 2006*. The notice does not set out the specifics required in order for the N8 to be valid. It does not specify the date the rent is due or the dates that rent was paid late. Therefore the L2 application is dismissed.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenant did not attend the hearing to provide submissions regarding their circumstances or to contest the Landlord's application.

It is ordered that:

L1 Application

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$26,628.00 if the payment is made on or before May 18, 2024. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after May 18, 2024 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 18, 2024**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$23,127.12. This amount includes rent arrears owing up to the date of the hearing and the cost of filing

the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.

6. The Tenant shall also pay the Landlord compensation of \$39.45 per day for the use of the unit starting April 5, 2024 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 18, 2024, the Tenant will start to owe interest. This will be simple interest calculated from May 19, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 18, 2024, then starting May 19, 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 May 19, 2024.

L2 Application

10. The L2 application is dismissed.

May 7, 2024
Date Issued



Emily Robb
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 November 19, 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 Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 18, 2024

Rent Owing To May 31, 2024	\$26,400.00
Application Filing Fee	\$186.00
NSF Charges	\$42.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$26,628.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$24,157.80
Application Filing Fee	\$186.00
NSF Charges	\$42.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$1,200.00
Less the amount of the interest on the last month's rent deposit	- \$58.68
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$23,127.12
Plus daily compensation owing for each day of occupation starting April 5, 2024	\$39.45 (per day)