



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

Citation: Murcia v Roberts, 2023 ONLTB 76727

Date: 2023-11-27

File Number: LTB-L-050642-23

In the matter of: 64 SHERWOOD ST
ORANGEVILLE ON L9W5E6

Between: Edward Andres Murcia
Kathering Caviedes

And

Chantelle Ann may Roberts
Ryan Tollis

I hereby certify this is a
true copy of an Order dated
NOV 27, 2023
Landlord and Tenant Board

Landlords

Tenants

Edward Andres Murcia and Kathering Caviedes (the 'Landlords') applied for an order to terminate the tenancy and evict Chantelle Ann may Roberts and Ryan Tollis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 9, 2023.

Only the Landlords and the Landlords' Legal Representative D. Schofield attended the hearing.

As of 1:54 p.m., the Tenants were 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 Landlords' evidence.

Determinations:

1. The Landlords' Legal Representative D. Schofield stated that on November 2, 2023 he served all the evidence on the Tenants along with the Notice of Hearing.
2. The Landlords 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.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$115.07. This amount is calculated as follows: \$3,500.00 x 12, divided by 365 days.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to November 30, 2023, are \$24,500.00.

8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlords collected a rent deposit of \$3,500.00 from the Tenants and this deposit is still being held by the Landlords. 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 \$53.46 is owing to the Tenants for the period from April 1, 2023 to November 9, 2023.
11. 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 Landlords attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. The Landlord's Legal Representative submitted rent arrears orders issued by the Board against the Tenants over the past several years for different tenancies in the Orangeville area. The Tenants have not attended previous Board hearings and then asked for a review to delay the eviction. The last LTB review order which evicted the Tenants was dated March 14, 2023, and they moved into this rental unit April 1, 2023 after the stay was lifted on March 31, 2023.
13. The Landlords are facing financial difficulty due to non-payment of rent and the tenancy is short-lived. The Tenants stopped paying rent the month after they moved in. The Tenants did not attend the hearing to present their circumstances before the Board.

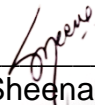
It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$24,686.00 if the payment is made on or before November 30, 2023. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$28,186.00 if the payment is made on or before December 8, 2023. 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 has paid the full amount owing as ordered plus any additional rent that became due after December 8, 2023 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 does not pay the amount required to void this order the Tenants must move out of the rental unit on or before December 8, 2023.**
 5. If the Tenants does not void the order, the Tenants shall pay to the Landlords \$18,668.17. 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 Landlords 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 Landlords compensation of \$115.07 per day for the use of the unit starting November 10, 2023 until the date the Tenants moves out of the unit.
7. If the Tenants does not pay the Landlords the full amount owing on or before December 8, 2023, the Tenants will start to owe interest. This will be simple interest calculated from December 9, 2023 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before December 8, 2023, then starting December 9, 2023, the Landlords 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 Landlords on or after December 9, 2023.

November 27, 2023
Date Issued



Sheena Brar
Member, Landlords and Tenants 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 June 9, 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 November 30, 2023

Rent Owing To November 30, 2023	\$24,500.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlords 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 Landlords 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	\$24,686.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before December 8, 2023

Rent Owing To December 31, 2023	\$28,000.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlords 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 Landlords 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	\$28,186.00

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

Rent Owing To Hearing Date	\$22,035.63
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlords 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	- \$3,500.00
Less the amount of the interest on the last month's rent deposit	- \$53.46
Less the amount the Landlords 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 Landlords	\$18,668.17
Plus daily compensation owing for each day of occupation starting November 10, 2023	\$115.07 (per day)