



**SEP 13, 2023**

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

**Citation:** Ng & Lee Properties Inc. v Fournier, 2023 ONLTB 62103

**Date:** 2023-09-13

**File Number:** LTB-L-078976-22

**In the matter of:** Main Floor, 1453 OXFORD ST  
Oshawa ON L1J3W9

**Between:** Ng & Lee Properties Inc. Landlord

**And**

Joelle Frances Fournier and Duke Wade Tenants  
Walton

Ng & Lee Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Joelle Frances Fournier and Duke Wade Walton (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 24, 2023.

Only the Landlords, Winter Ng and Men Sophia Lee attended the hearing.

As of 3:49 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 Landlord's evidence.

**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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,450.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$80.55. This amount is calculated as follows: \$2,450.00 x 12, divided by 365 days.
5. The Tenants have paid \$5,280.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2023 are \$9,420.00.
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 \$2,450.00 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 \$29.20 is owing to the Tenants for the period from December 2, 2022 to May 24, 2023.
10. The Tenants did not appear at the hearing to give evidence regarding their circumstances or to dispute the Landlord's application for an eviction order.
11. I canvassed the Landlords for any circumstances for consideration to determine if eviction should be delayed or denied. The Landlords told the Board that they spoke to the Tenants the week prior to the hearing, and they were aware of the hearing date and time. They also indicated that they have attempted to arrange a repayment plan with the Tenants, however, the Tenants consistently failed to follow through. The Landlords told the Board that one of the Tenants had lost their job but had since found employment. The Tenants have three children, the Landlords believe to range in age from 8 to 17.
12. In giving consideration to the Tenants' circumstances, a delayed eviction would be appropriate. However, given the date this order is being issued, the Tenants have already had the benefit of additional time to seek alternative housing. Therefore, I find that a standard order is not unfair.
13. 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. 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:**
  - \$19,406.00 if the payment is made on or before September 24, 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 have paid the full amount owing as ordered plus any additional rent that became due after September 24, 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 do not pay the amount required to void this order the Tenants must move out of the rental unit on or before September 24, 2023**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$6,610.00. 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 \$80.55 per day for the use of the unit starting May 25, 2023 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 September 24, 2023, the Tenants will start to owe interest. This will be simple interest calculated from September 25, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before September 24, 2023, then starting September 25, 2023, 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 September 25, 2023.

**September 13, 2023**  
**Date Issued**

  
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Natalie James  
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 March 25, 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 September 24, 2023**

Rent Owing To September 30, 2023	\$24,500.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$5,280.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$19,406.00</b>

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

Rent Owing To Hearing Date	\$14,183.20
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$5,280.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,450.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$29.20
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$6,610.00</b>
Plus daily compensation owing for each day of occupation starting May 25, 2023	\$80.55 (per day)