



April 04, 2024

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

Citation: De guzman v Meek, 2024 ONLTB 23662

Date: 2024-04-04

File Number: LTB-L-026877-23

In the matter of: A, 37 SEVENTH ST W
CORNWALL ON K6J2X8

Between: Raul De guzman Landlord

And

Ryan Meek Tenant

Raul De guzman (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Meek (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 20, 2024.

The Landlord and the Tenant attended the hearing.

Determinations:

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 \$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 Tenant has paid \$2,800.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 29, 2024 are \$6,490.00.
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 Tenant claimed there were s. 82 issues.
10. He was directed to file this evidence at the last hearing, yet failed to do so without any good reason.

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 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.
12. The Landlord attempted a payment plan but the Tenant did not respond.
13. The Tenant claimed the Landlord was holding a LMR in the amount of \$900, but the Landlord argued that when the Tenant did not pay the rent for the third month, he applied the LMR at the Tenant's request.
14. I accept the Landlord evidence as it was consistent with the amount of arrears owing.
15. The Tenant argued that the Landlord refused to write a new rental agreement, to enable him to apply to Chippy, a rent subsidy, by putting his girlfriend's name on the lease. The Tenant has an autistic son with his girlfriend.
16. The Landlord was under no obligation to offer a new lease.
17. The Tenant claimed that previously there was no cold water, but there was now. So, as this is not a current issue, it is not relevant when I consider relief.
18. The other issues, problems with the floor and mould in the kitchen, which are not vital services and thus are not relevant to my s. 83 analysis.
19. The Tenant offered to pay one month's cash rent, and \$1500 on the first of March. Then \$600 towards arrears for 6 months.
20. The Landlord did not agree.
21. Balancing both interests here, I see no reason to grant relief from eviction here.

It is ordered that:

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:**
 - **\$8,476.0** if the payment is made on or before April 15, 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 April 15, 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 April 15, 2024**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord **\$6,380.10**. 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 Tenant shall also pay the Landlord compensation of \$29.59 per day for the use of the unit starting February 21, 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 April 15, 2024, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 15, 2024, then starting April 16, 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 16, 2024.

April 4, 2024
Date Issued

James W. Campbell

James Campbell
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 October 16, 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 April 15, 2024

Rent Owing To April 30, 2024	\$11,090.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,800.00
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	\$8,476.00

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

Rent Owing To Hearing Date	\$8,994.10
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,800.00
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	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$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 amount owing to the Landlord	\$6,380.10
Plus daily compensation owing for each day of occupation starting February 21, 2024	\$29.59 (per day)