



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

Citation: El Masri v Photiades, 2023 ONLTB 34360

Date: 2023-05-04

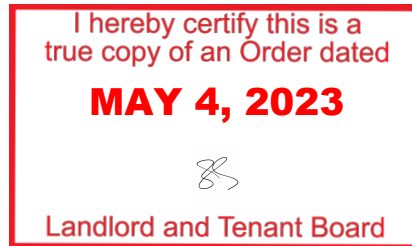
File Number: LTB-L-019388-23

In the matter of: 2506, 8 CHARLOTTE ST
TORONTO ON M5V0K4

Between: Marc El Masri

And

John Photiades



Landlord

Tenant

Marc El Masri (the 'Landlord') applied for an order to terminate the tenancy and evict John Photiades (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord Marc El Masri attended the hearing.

As of 9:42 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. Since the Tenant did not attend and the Landlord was prepared to proceed, the matter proceeded by way of an uncontested hearing pursuant to section 7 of the *Statutory Powers Procedure Act*, R.S.O. 1990.

Determinations:

Preliminary Issue

1. As a preliminary issue, I pointed out to the Landlord the rent arrears being claimed were beyond the limit of the Board's monetary jurisdiction. The Landlord confirmed he understood that any amount above the Board's monetary jurisdiction would be extinguished if he obtained an order for the rent arrears before the Board. I was satisfied the Landlord understood and wished to proceed.

L1 Application

2. At the hearing the Landlord relied on oral submissions and referred to documents to support their application.
3. 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.

4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$4,000.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$131.51. This amount is calculated as follows: \$4,000.00 x 12, divided by 365 days.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to April 30, 2023 are \$52,000.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$8,000.00 from the Tenant and this deposit is still being held by the Landlord. I canvassed with the Landlord if this amount was correct and he confirmed it was, stating the Tenant insisted on making a large rent deposit when they took possession. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
11. Interest on the rent deposit, in the amount of \$859.73 is owing to the Tenant for the period from June 1, 2016 to April 24, 2023.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a payment agreement with the Tenant. The Landlord submitted that ongoing efforts were made to contact the Tenant to discuss a payment agreement, but the Tenant did not follow through on any proposals. I asked the Landlord if they were aware of any circumstances the Tenant may be experiencing that would make eviction unfair and they were aware of none. I find 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 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:**
 - \$56,186.00 if the payment is made on or before May 15, 2023. 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 15, 2023 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 15, 2023**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$35,000.00. 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 Tenant. See Schedule 1 for the calculation of the amount owing. As this amount is an ordered payment, the amount is capped at the Board's monetary jurisdictional limit.
6. The Tenant shall also pay the Landlord compensation of \$131.51 per day for the use of the unit starting April 25, 2023 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 15, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2023 at 6.00% annually on the balance outstanding.
8. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
9. If the unit is not vacated on or before May 15, 2023, then starting May 16, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 16, 2023.



John Cashmore
Member, Landlord and Tenant Board

May 4, 2023
Date Issued

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 16, 2023 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 15, 2023

Rent Owing To May 31, 2023	\$56,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$56,186.00

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

Rent Owing To Hearing Date	\$51,156.24
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$8,000.00
Less the amount of the interest on the last month's rent deposit	- \$859.73
Total amount owing to the Landlord	\$42,482.51
The Board's monetary jurisdiction and amount ordered to be paid	\$35,000.00
Plus daily compensation owing for each day of occupation starting April 25, 2023	\$131.51 (per day)