



Order under Section 69 Residential Tenancies Act, 2006

Citation: Hunter v Blair, 2023 ONLTB 53603

Date: 2023-08-03

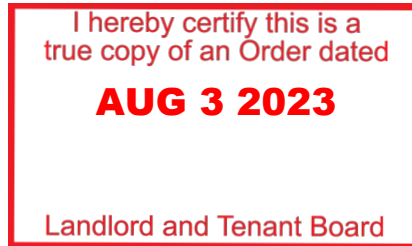
File Number: LTB-L-021687-23

In the matter of: A, 35 MAIN ST
NEWINGTON ON K0C1Y0

Between: Amelia Hunter

And

Joshua Blair



Landlord

Tenant

Amelia Hunter (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Blair (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 6, 2023. The Landlord attended the hearing. As of 4:49 pm, 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.

Preliminary issue: The L1 application notes the Landlord is not holding a last month's rent deposit. At the hearing, the Landlord stated a rent deposit in the amount \$1,200.00 was collected on April 25, 2022 and interest was last paid on the rent deposit on March 11, 2023 as evidenced by the rent ledger produced for the hearing. The Landlord states that the last month rent deposit was applied to the monthly rent for January 2023. The last month's rent deposit can only be applied to the last month of the tenancy pursuant to *the Residential Tenancies Act, 2006* (the 'Act'). The application is amended to reflect that the Landlord collected a last month's rent deposit in the amount of \$1,200.00 on April 25, 2022 and interest was last paid on this last month's rent deposit on March 11, 2023.

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 \$1,230.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$40.44. This amount is calculated as follows: \$1,230.00 x 12, divided by 365 days.
5. The Tenant has paid \$750.00 to the Landlord since the application was filed.

6. The rent arrears owing from December 1, 2022 - July 31, 2023 are \$8,231.95 as confirmed at the hearing with the Landlord and the L1 update sheet produced for the hearing.
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 \$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.
9. Interest on the rent deposit is owing for the period of March 12, 2023 to July 6, 2023 in the amount of \$9.70.
10. The Landlord stated that she reached out to the Tenant by telephone, text and email as early as August 2, 2022. She states that the Tenant promised to pay the monthly rent and arrears. The Landlord states that she sent a text message to the Tenant a week prior to the hearing. She states that the Tenant advised her in response to the text message that the monthly rent for July 2023 cleared his bank account. The Landlord states that no payment was received by the Landlord for July 1, 2023 and no record of payment was provided to the landlord for the July 1, 2023 payment.
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. The Tenant did not attend the hearing. The Tenant has paid \$750.00 since the application was filed on March 12, 2023 and the arrears are significant.

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:**
 - \$9,647.95 if the payment is made on or before August 14, 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 August 14, 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 August 14, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,220.89. 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.

6. The Tenant shall also pay the Landlord compensation of \$40.44 per day for the use of the unit starting July 7, 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 August 14, 2023, the Tenant will start to owe interest. This will be simple interest calculated from August 15, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 14, 2023, then starting August 15, 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 August 15, 2023.

August 3, 2023
Date Issued



Kimberly Parish
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 February 15, 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 August 14, 2023

Rent Owing To August 31, 2023	\$10,211.95
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$750.00
Total the Tenant must pay to continue the tenancy	\$9,647.95

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

Rent Owing To Hearing Date	\$7,994.59
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$750.00
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	- \$9.70
Total amount owing to the Landlord	\$6,220.89
Plus daily compensation owing for each day of occupation starting July 7, 2023	\$40.44 (per day)