



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

Citation: Skinner v Kohli, 2022 ONLTB 6097

Date: 2022-09-20

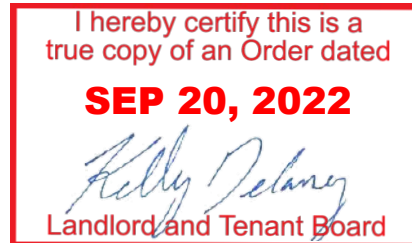
File Number: LTB-L-012274-22

In the matter of: 1018, 30 SHORE BREEZE DR
ETOBICOKE ON M8V0J1

Between: Wayne Skinner

And

Vikas Kohli



Landlord

Tenant

Wayne Skinner (the 'Landlord') applied for an order to terminate the tenancy and evict Vikas Kohli (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 12, 2022 at 09:00 am.

Only the Landlord Representative Jenna Schroeder and the Landlord attended the hearing.

As of 09:30 am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB.

Preliminary Issue – Adjournment Request:

1. Nicolina Camarda requested the matter be adjourned because the Tenant couldn't attend as they were currently in a custody dispute in family court.
2. Nicolina Camardahad previously been retained by the Tenant as representation but stipulated, that they could not represent the Tenant beyond making submissions on their behalf for an adjournment, as they were no longer under retainer.
3. The Landlord Representative objected to the request on the grounds that the Tenant had ample notice of the hearing and that to adjourn the matter would only further prejudice their client as the arrears were continuing to accumulate and the matter had already been rescheduled once before.
4. **H**aving given consideration to the submissions and circumstances presented, I directed the matter would proceed, given that I was satisfied on the balance of probabilities that the Landlord would be prejudiced if adjourned. Further I also directed that I would consider the Tenant's circumstances, as presented by Nicolina Camarda, as part of my deliberations regarding relief from eviction, which are detailed below.

Determinations:

5. 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.
6. As of the hearing date, the Tenant was still in possession of the rental unit.
7. The lawful rent is \$2,850.00. It is due on the 1st day of each month.
8. Based on the Monthly rent, the daily rent/compensation is \$93.70. This amount is calculated as follows: \$2,850.00 x 12, divided by 365 days.
9. The Tenant has not made any payments since the application was filed.
10. The rent arrears owing to September 30, 2022 are \$22,800.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. The Landlord collected a rent deposit of \$2,850.00 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.
13. Interest on the rent deposit, in the amount of \$79.04 is owing to the Tenant for the period from February 14, 2020 to September 12, 2022.
14. 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 not be unfair to postpone the eviction until October 30, 2022 pursuant to subsection 83(1)(b) of the Act. Specifically, having given consideration to the Tenant's other obligations, while giving due consideration to the position of the Landlord, I am satisfied that this postponement will afford the Tenant the opportunity to secure funding and or another residence while still meet their commitments to their custody dispute, while at the same time not unduly prejudicing the Landlord.

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:**
 - \$22,986.00 if the payment is made on or before September 30, 2022. See Schedule 1 for the calculation of the amount owing.

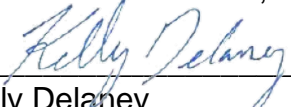
OR

 - \$25,836.00 if the payment is made on or before October 30, 2022. 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 October 30, 2022 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 October 30, 2022**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$18,331.36. 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 \$93.70 per day for the use of the unit starting September 13, 2022 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 October 1, 2022, the Tenant will start to owe interest. This will be simple interest calculated from October 2, 2022 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before October 30, 2022, then starting October 31, 2022, 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 October 31, 2022.

September 20, 2022
Date Issued



Kelly Delaney
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 April 30, 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 September 30, 2022

Rent Owing To September 30, 2022	\$22,800.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	- \$
Total the Tenant must pay to continue the tenancy	\$22,986.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before October 30, 2022

Rent Owing To October 31, 2022	\$25,650.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	\$25,836.00

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

Rent Owing To Hearing Date	\$21,074.40
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	- \$2,850.00
Less the amount of the interest on the last month's rent deposit	- \$79.04
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	- \$
Total amount owing to the Landlord	\$18,331.36
Plus daily compensation owing for each day of occupation starting September 13, 2022	\$93.70 (per day)