



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

Citation:Wilson Property Holdings Inc v Calvo, 2023 ONLTB 17824

Date: 2023-02-02

File Number: LTB-L-030899-22

In the matter of: 3a, 1760 WILSON AVE
NORTH YORK ON M3L1A9

Between: WILSON PROPERTY HOLDINGS INC Landlord

And

Aidee Calvo Tenant

WILSON PROPERTY HOLDINGS INC (the 'Landlord') applied for an order to terminate the tenancy and evict Aidee Calvo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed NSF charges for returned cheques.

This application was heard by videoconference on January 19, 2023. Only the Landlord's legal representative, James Moak, attended the hearing. As of 2:15pm, 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.

The Landlord withdrew their claim for NSF charges.

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 \$1,051.73. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$34.58. This amount is calculated as follows: \$1,051.73 x 12, divided by 365 days.
5. The Tenant has paid \$5,100.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2023 are \$4,554.01.
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 \$1,009.92 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, in the amount of \$43.88 is owing to the Tenant for the period from September 4, 2019 to January 19, 2023.
10. 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.
11. The Tenant did not attend the hearing to make submissions regarding their circumstances for the Board to consider whether or not relief would be appropriate.
12. The Landlords undisputed evidence was that they had tried working out payment terms with the Tenant through email and door knocking and other rent reminder notices, but that the Tenant and the Landlord did not come to any agreement to work out the arrears.
13. On this basis, I see no reason to provide any additional relief to the Tenant.

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:**
 - \$5,791.74 if the payment is made on or before February 13, 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 February 13, 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 February 13, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,291.50. 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 \$34.58 per day for the use of the unit starting January 20, 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 February 13, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 14, 2023 at 2.00% 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 February 13, 2023, then starting February 14, 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 February 14, 2023.

2023 ONLTB 17824 (CanLII)

February 2, 2023

Date Issued

Terri van Hsstede
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 August 14, 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.

*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

**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 February 13, 2023

Rent Owing To February 28, 2023	\$10,705.74
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,100.00

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	\$5,791.74

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

Rent Owing To Hearing Date	\$9,259.30
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,100.00
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	- \$1,009.92
Less the amount of the interest on the last month's rent deposit	- \$43.88
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	\$3,291.50
Plus daily compensation owing for each day of occupation starting January 20, 2023	\$34.58 (per day)