



Order under Section 69 Residential Tenancies Act, 2006

Citation: 1025091 Ontario Ltd. v Pryce, 2024 ONLTB 17085

Date: 2024-03-12

File Number: LTB-L-024083-23

In the matter of: 121, 130 Conway Drive
London ON N6E3M9

Between: 1025091 Ontario Ltd.

And

Nicole Pryce

I hereby certify this is a
true copy of an Order dated
March 12, 2024
Landlord and Tenant Board

Landlord

Tenant

1025091 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Pryce (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 29, 2024.

The Landlord and the Tenant attended the hearing.

The parties appeared before the Board on consent and consented to this Order.

Background:


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 \$1,466.95. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$48.23. This amount is calculated as follows: \$1,466.95 x 12, divided by 365 days.
5. The Tenant has paid \$827.05 to the Landlord since the application was filed.
6. The rent arrears owing to February 29, 2024 are \$19,977.15.
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 \$1,350.00 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, in the amount of \$91.86 is owing to the Tenant for the period from October 21, 2019 to February 29, 2024.

On Consent, 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:**
 - \$23,097.05 if the payment is made on or before April 30, 2024. See
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 30, 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 30, 2024**
5. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2024, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2024, at 7.00% annually on the balance outstanding.
6. If the unit is not vacated on or before April 30, 2024, then starting May 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 1, 2024.

March 12, 2024
Date Issued



Julia Toso
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 September 24, 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.

