



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

**Citation:** Thunder Bay District Social Services Administration Board v Opaske, 2024 ONLTB 876

**Date:** 2024-01-02

**File Number:** LTB-L-054763-23

**In the matter of:** 207, 600 McLaughlin Street  
Thunder Bay ON P7C3B5

**Between:** Thunder Bay District Social Services Administration Board Landlord

**And**

Michael Opaske Tenant

Thunder Bay District Social Services Administration Board (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Opaske (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 5, 2023.

Only the Landlord's Legal Representative, Jennifer-Ashley Fenton, attended the hearing.

As of 2:00PM, 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.

**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 \$869.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$28.57. This amount is calculated as follows: \$869.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,015.00 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2023 are \$12,129.00.
7. This application was filed July 12, 2023. At the hearing, the Landlord requested to amend the application to reflect May, June, and July 2023 rent as charged and unpaid.

8. Under section 201(1)(f) of the Act, the Board has the jurisdiction to amend an application at the hearing on its own motion and on notice to the parties if the Board considers it appropriate to do so and if amending the application would not be unfair to any party.
9. The Landlord did not give notice to the Tenants of their intention to amend the application at the hearing to claim more arrears owing than originally claimed for the months of May, June, and July. The Landlord had technical difficulty while filing the application in the Tribunals Ontario Portal. The Landlord did not attempt to amend the application by hand after the application was filed. The Landlord's Legal Representative stated she would have notified the Tenant the day of the hearing, had they attended.
10. Therefore, I find it would be unfair to amend the application in that regard without notice to the Tenant.
11. There is no last month's rent deposit.
12. 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.

**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:**
  - \$12,998.00 if the payment is made on or before January 13, 2024. 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 January 13, 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 January 13, 2024**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$11,402.85. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$28.57 per day for the use of the unit starting December 6, 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 January 13, 2024, the Tenant will start to owe interest. This will be simple interest calculated from January 14, 2024 at 7.00% annually on the balance outstanding.

8. If the unit is not vacated on or before January 13, 2024, then starting January 14, 2024, 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 January 14, 2024.

**January 2, 2024**  
**Date Issued**

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Elena Jacob  
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 July 14, 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 January 13, 2024**

Rent Owing To January 31, 2024	\$14,013.00
Application Filing Fee	\$0.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$1,015.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an{abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$12,998.00</b>

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

Rent Owing To Hearing Date	\$12,417.85
Application Filing Fee	\$0.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$1,015.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$0.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$11,402.85</b>
Plus daily compensation owing for each day of occupation starting December 6, 2023	\$28.57 (per day)