



Order under Section 69 Residential Tenancies Act, 2006

Citation: bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. v Ebrahim,
2024 ONLTB 4485
Date: 2024-01-18
File Number: LTB-L-074778-23

In the matter of: 1210, 77 FINCH AVE E
TORONTO ON M2N6H8
Between: bcIMC Realty Corporation c/o QuadReal Landlord
Residential Properties G.P. Inc.

And

Arash Ebrahim Tenant

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Arash Ebrahim (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 4, 2024.

The Landlord's legal representative Faith McGregor and the Tenant attended the hearing.

The Tenant spoke with Tenant Duty Counsel.

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 \$2,387.85. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.50. This amount is calculated as follows: \$2,387.85 x 12, divided by 365 days.

5. The Tenant has paid \$25.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2024 are \$24,407.66.
7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,302.00 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.
10. Interest on the rent deposit, in the amount of \$0.63 is owing to the Tenant for the period from January 1, 2024 to January 4, 2024.
11. At the hearing, the Tenant did not dispute the amount of arrears owing to the Landlord.
12. The Tenant testified that due to family court issues and associated costs, he was not able to make his rent payments. He said he sold his car and due to reliable income from his full-time position as a dental technician, believes he can pay the arrears in a reasonable time. However, at the hearing, the Tenant changed a payment deadline from over two years to around four months.
13. The Landlord takes the position that the arrears are significant and the Tenant, aside from a \$25.00 payment, has not made any good faith payments, even after the sale of his vehicle.
14. The Tenant believes he can meet his financial obligations to the Landlord and seeks relief.
15. I conducted a detailed income and expense analysis at the hearing and reviewed the results with the Tenant. Specifically, I explained to the Tenant the fact that, although he appears to have the capacity to meet his monthly financial obligations, the analysis is conservative and may not account for all expenses. I explained that the amount owing is substantial and that he has made little to no effort to work with the Landlord on a viable solution.
16. Based on the submissions made at the hearing, I am not satisfied this is a viable tenancy. The Tenant acknowledged that he chose to pay other debts and did not further investigate any rent support programs. The Tenant had ample opportunity to research options including financial support from family and friends and chose not to do so until the date of the hearing.
17. The Landlord did not accept any re-payment suggestions offered by the Tenant due to the amount of arrears owed and history of arrears.

18. The Tenant said that he has joint custody of his children and would prefer to stay in the rental unit. He said that he has not looked into alternative accommodations and is seeking relief from eviction.
19. 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:**
 - \$24,613.66 if the payment is made on or before January 31, 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 31, 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 31, 2024**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$20,237.18. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. 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 \$78.50 per day for the use of the unit starting January 5, 2024 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 29, 2024, the Tenant will start to owe interest. This will be simple interest calculated from January 30, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 31, 2024, then starting February 1, 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 February 1, 2024.

January 18, 2024

Date Issued

Dana Wren

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 1, 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 31, 2024

Rent Owing To January 31, 2024	\$24,432.66
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$25.00
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	\$24,613.66

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

Rent Owing To Hearing Date	\$22,358.81
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$25.00
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	- \$2,302.00
Less the amount of the interest on the last month's rent deposit	- \$0.63
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	\$20,237.18
Plus daily compensation owing for each day of occupation starting January 5, 2024	\$78.50 (per day)

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