



Order under Section 69 Residential Tenancies Act, 2006

Citation: The Effort Trust Company v Briggs, 2024 ONLTB 19275

Date: 2024-03-19

File Number: LTB-L-083643-23

In the matter of: 402, 125 INDIAN RD
KITCHENER ON N2B2S8

Between: The Effort Trust Company Landlord

And

Linda Briggs Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Linda Briggs (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 March 6, 2024.

Only the Landlord's Legal Representative, Kimberly Holleran attended the hearing.

As of 2:43 pm, 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 \$1,243.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$40.87. This amount is calculated as follows: \$1,243.00 x 12, divided by 365 days.
5. The Tenant has paid \$6,385.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2024 are \$2,226.00.
7. The Landlord is entitled to \$40.00 to reimburse the Landlord for bank fees the Landlord incurred as a result of 2 cheques 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 \$1,199.00 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 \$56.19 is owing to the Tenant for the period from October 15, 2021 to March 6, 2024.
11. 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. The Landlord's Legal Representative contacted the Tenant sometime in January 2024 and the Tenant called her back near the end of January 2024 and at that time the arrears were discussed. On February 27, 2024, the Tenant contacted her and proposed a payment plan which was amicable to the Landlord that was to start March 1, 2024. The Landlord's Legal Representative advised the Tenant to attend the hearing so that the payment plan could be discussed, and the parties could request an order on consent.
12. The Landlord's Representative was not aware of any circumstances of the Tenant relevant to section 83. The Tenant was not present at the hearing to provide any evidence of such circumstances, and there is otherwise no evidence in the record before me that suggests eviction should be refused or delayed. I 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:**
 - \$2,452.00 if the payment is made on or before March 30, 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 March 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 March 30, 2024**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$199.03. 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 \$40.87 per day for the use of the unit starting March 7, 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 March 30, 2024, the Tenant will start to owe interest. This will be simple interest calculated from March 31, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 30, 2024, then starting March 31, 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 March 31, 2024.

March 19, 2024
Date Issued

Trish Carson
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 30, 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 March 30, 2024

Rent Owing To March 31, 2024	\$8,611.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,385.00
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	\$2,452.00

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

Rent Owing To Hearing Date	\$7,613.22
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,385.00
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	- \$1,199.00
Less the amount of the interest on the last month's rent deposit	- \$56.19
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	\$199.03
Plus daily compensation owing for each day of occupation starting March 7, 2024	\$40.87 (per day)