



Order under Section 69 Residential Tenancies Act, 2006

Citation: Lyons Delyn Inc. v O'donnell, 2024 ONLTB 28082

Date: 2024-04-23

File Number: LTB-L-098374-23

In the matter of: 288 WEST QUARTER TOWNLINE RD
HARLEY ON N0E1E0

Between: Lyons Delyn Inc. Landlord

And

Christine O'donnell Tenant

Lyons Delyn Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christine O'donnell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Agent, Pam Hubick and the Landlord's Legal Representative, Courtney Boyd and the Tenant, Christine O'donnell attended the hearing.

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 \$1,786.06. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$58.72. This amount is calculated as follows: \$1,786.06 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2024 are \$15,856.74.
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 \$1,700.00 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 \$105.87 is owing to the Tenant for the period from April 1, 2021 to April 4, 2024.

10. The Landlord's Agent testified that they reached out to the Tenant on multiple occasions, asking the Tenant to contact the Landlord to arrange a payment plan but the Tenant was unresponsive and that the Tenant's last payment on record was approximately July 2023.
11. The Landlord's Agent also testified that the Landlord is unaware of any circumstances that would require me to consider denying or delaying termination of the tenancy.
12. The Tenant did not dispute the amount of arrears owing but testified that they were unable to pay the rent because they did not have any boarders living with them. The Tenant also testified that they not doing well health wise and were recently in the intensive care unit for health issues. The Tenant also testified that they are not employed and are currently only receiving limited income of ODSP and would need at least a year to pay the arrears of rent but did not provide any specific payment plan.
13. Based on the evidence, I do not find this to be a viable tenancy as the Tenant's income is below that of the monthly rent and the Tenant has not demonstrated a feasible way to bring the tenancy back into good standing. Having said this, I find that it would not be unfair to grant a short extension of time, as to allow the Tenant to secure alternative accommodations.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until May 26, 2024 pursuant to subsection 83(1)(b) 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:**
 - \$16,042.74 if the payment is made on or before April 30, 2024. See Schedule 1 for the calculation of the amount owing.

OR

 - \$17,828.80 if the payment is made on or before May 26, 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 May 26, 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 May 26, 2024.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$12,685.69. 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 \$58.72 per day for the use of the unit starting April 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 May 26, 2024, the Tenant will start to owe interest. This will be simple interest calculated from May 27, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 26, 2024, then starting May 27, 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 May 27, 2024.

April 23, 2024
Date Issued

Ilan Shingait
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 November 27, 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 April 30, 2024

Rent Owing To April 30, 2024	\$15,856.74
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	\$16,042.74

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 26, 2024

Rent Owing To May 31, 2024	\$17,642.80
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	\$17,828.80

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

Rent Owing To Hearing Date	\$14,305.56
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	- \$1,700.00
Less the amount of the interest on the last month's rent deposit	- \$105.87
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	\$12,685.69
Plus daily compensation owing for each day of occupation starting April 5, 2024	\$58.72 (per day)