



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Parkdale Apartments Nominee 1 v Owen, 2024 ONLTB 4029

**Date:** 2024-01-17

**File Number:** LTB-L-061505-23

**In the matter of:** 1103, 200 JAMESON AVE  
TORONTO ON M6K2Z6

**Between:** Parkdale Apartments Nominee 1 Landlord

**And**

Matthew Owen Tenant

Parkdale Apartments Nominee 1 (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Owen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Legal Representative, Mark Ciobotaru, and the Tenant 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 \$1,750.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$57.53. This amount is calculated as follows: \$1,750.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The parties agree that the rent arrears owing to January 31, 2024 are \$13,000.00.
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 \$1,750.00 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 \$33.44 is owing to the Tenant for the period from April 1, 2023 to January 4, 2024.

10. The Tenant requested that the Board exercise its discretion by allowing the Tenant to remain in possession of the unit. The Tenant testified that it has been a difficult time financially as he lost his job in June 2023. He then obtained another job and was laid off within a month. The Tenant submitted he has informed his Landlord of his current situation and that he is unable to pay his rent. The Tenant offered \$300.00 a month towards the arrears only. He cannot afford to pay his rent as he has no guaranteed income. The Tenant testified that his lease is up in April and he plans to leave. He further testified, he would ideally like to stay if he has steady employment.
11. The Landlord submitted that they are seeking termination. The Tenant's proposal to pay \$300.00 towards the arrears only is not acceptable.
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. In making my finding, I considered the length of the tenancy and that fact that it is relatively short, the significant amount of arrears and the fact that the Tenant's income is not enough to pay the monthly rent as it come due which will result in the continued accumulation of the arrears of rent. Further, I find that any additional accumulation of rent would prejudice the Landlord given the current amount owing is significant. I find this is not a viable tenancy and relief from eviction is not appropriate in this matter.

**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:**
  - \$13,186.00 if the payment is made on or before January 28, 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 28, 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 28, 2024**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,882.68. 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 \$57.53 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 28, 2024, the Tenant will start to owe interest. This will be simple interest calculated from January 29, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 28, 2024, then starting January 29, 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 29, 2024.

**January 17, 2024**

**Date Issued**

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Teresa Hunt

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 29, 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 28, 2024**

Rent Owing To January 31, 2024	\$13,000.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<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>\$13,186.00</b>

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

Rent Owing To Hearing Date	\$11,480.12
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<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	- \$1,750.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$33.44
<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>\$9,882.68</b>
Plus daily compensation owing for each day of occupation starting January 5, 2024	\$57.53 (per day)