



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** METCAP LIVING MANAGEMENT INC. v Tayag, 2023 ONLTB 80235

**Date:** 2023-12-14

**File Number:** LTB-L-015158-23

**In the matter of:** 302, 15 EVA RD  
ETOBICOKE ON M9C4W3

**Between:** METCAP LIVING MANAGEMENT INC. Landlord

**And**

John Tayag and lorilla Joanne Tenants

METCAP LIVING MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict john Tayag and lorilla Joanne (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 21, 2023.

The Landlord's representative Sofia Enriquez and the Tenants attended the hearing.

**Determinations:**

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,566.60. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$51.50. This amount is calculated as follows: \$1,566.60 x 12, divided by 365 days.
5. The Tenants have paid \$6,409.51 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2023 are \$2,421.41.
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 \$296.97 from the Tenants 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 \$4.29 is owing to the Tenants for the period from November 23, 2022 to June 21, 2023.

10. The Landlord's representative and the Tenants agreed to an extension of a standard order to July 31, 2023 to have rental arrears paid in full or the tenancy were to be terminated.
11. Should the Tenants have not had a \$0 outstanding balance on or before July 31, 2023, I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and, particularly given the amount paid toward the arrears subsequent to the filing of the application, find that it would not be unfair to delay eviction as requested should the Tenant not be able to pay the outstanding arrears.
12. Due to the late issuance of this Order, and if the Tenants had an outstanding rental arrears balance on July 31, 2023, the extension of an agreed standard order date will be extended to January 5, 2024.
- 13. Should the Tenants have paid all rental arrears outstanding before July 31, 2023 this order is null and void.**

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$12,007.01 if the payment is made on or before December 31, 2023. See Schedule 1 for the calculation of the amount owing.

**OR**

  - \$13,573.61 if the payment is made on or before January 5, 2024. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants has paid the full amount owing as ordered plus any additional rent that became due after January 5, 2024 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before January 5, 2024**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$1,821.05. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$51.50 per day for the use of the unit starting June 22, 2023 until the date the Tenants moves out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before December 25, 2023, the Tenants will start to owe interest. This will be simple interest calculated from December 26, 2023 at 7.00% annually on the balance outstanding.

8. If the unit is not vacated on or before January 5, 2024, then starting January 6, 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 6, 2024.

**December 14, 2023**  
**Date Issued**

\_\_\_\_\_  
André-Paul Baillargeon-Smith  
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 6, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before December 31, 2023**

Rent Owing To December 31, 2023	\$18,230.52
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$6,409.51
<b>Less</b> the amount the Tenants paid since the hearing date	- \$unknown
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total the Tenants must pay to continue the tenancy</b>	<b>\$12,007.01</b>

**B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before January 5, 2024**

Rent Owing To January 31, 2024	\$19,797.12
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$6,409.51
<b>Less</b> the amount the Tenants paid since the hearing date	- \$unknown
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total the Tenants must pay to continue the tenancy</b>	<b>\$13,573.61</b>

**C. Amount the Tenants must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$8,345.82
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$6,409.51
<b>Less</b> the amount the Tenants paid since the hearing date	- \$unknown
<b>Less</b> the amount of the last month's rent deposit	- \$296.97
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$4.29
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$1,821.05</b>
Plus daily compensation owing for each day of occupation starting June 22, 2023	\$51.50 (per day)