



Order under Section 69 Residential Tenancies Act, 2006

Citation: Gozlan v Tverdomed, 2023 ONLTB 75586

Date: 2023-11-23

File Number: LTB-L-050217-23

In the matter of: 1007, 85 NORTH PARK RD
THORNHILL ON L4J0H9

Between: Esther Gozlan Landlord

And

Odelia Tverdomed Tenant

Esther Gozlan (the 'Landlord') applied for an order to terminate the tenancy and evict Odelia Tverdomed (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 November 7, 2023.

The Landlord's Legal Representative, Daniel Hrycyna, the Landlord, 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 \$2,350.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$77.26. This amount is calculated as follows: \$2,350.00 x 12, divided by 365 days.
5. The Tenant has paid \$350.00 to the Landlord since the application was filed.
6. The rent arrears owing to November 30, 2023 are \$16,100.00.
7. The Landlord is entitled to \$120.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 6 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 \$2,350.00 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 \$63.10 is owing to the Tenant for the period from October 12, 2022 to November 7, 2023.

Relief from eviction

11. The Tenant testified that she lost her job in June 2023. At the end of July she found another job and she was not getting paid in time. She currently is not working, and she receives no other support other than her child tax credit of \$600.00. The Tenant has no concrete plan to repay the arrears of rent or the monthly rent in full going forward.
12. The Landlord submitted that she seeking a termination of tenancy. The Landlord is currently not working, has limited savings and is borrowing money from her parents to pay for the mortgage payments for the rental unit.
13. 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 the finding, I considered the significant about of arrears of rent and the fact that the Tenant's income is not enough to pay the monthly rent as it comes due which will result in the continued accumulation of the arrears of rent. Further, I find any additional accumulation of rent would prejudice the Landlord given the current amount owing is significant. I find this 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:**
 - \$16,406.00 if the payment is made on or before November 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$18,756.00 if the payment is made on or before December 4, 2023. 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 December 4, 2023 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 December 4, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$12,183.72. 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 \$77.26 per day for the use of the unit starting November 8, 2023 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 December 4, 2023, the Tenant will start to owe interest. This will be simple interest calculated from December 5, 2023 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before December 4, 2023, then starting December 5, 2023, 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 December 5, 2023.

November 23, 2023
Date Issued

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 June 5, 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 November 30, 2023

Rent Owing To November 30, 2023	\$16,450.00
Application Filing Fee	\$186.00
NSF Charges	\$120.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$350.00
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	\$16,406.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before December 4, 2023

Rent Owing To December 31, 2023	\$18,800.00
Application Filing Fee	\$186.00
NSF Charges	\$120.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$350.00
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	\$18,756.00

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

Rent Owing To Hearing Date	\$14,640.82
Application Filing Fee	\$186.00
NSF Charges	\$120.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$350.00
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	- \$2,350.00
Less the amount of the interest on the last month's rent deposit	- \$63.10
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	\$12,183.72
Plus daily compensation owing for each day of occupation starting November 8, 2023	\$77.26 (per day)