



Order under Section 69 Residential Tenancies Act, 2006

Citation: Greenwin Corp v Grime, 2023 ONLTB 75178

Date: 2023-11-21

File Number: LTB-L-035534-23

In the matter of: 205, 2460 WESTON RD
NORTH YORK ON M9N2A4

Between: Greenwin Corp Landlord

And

Tsegazeab Grime Tenant

Greenwin Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Tsegazeab Grime (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 7, 2023.

Only the Landlord's Legal Representative M. Anderson and the Landlord's Agent Charlene Dury attended the hearing.

As of 9:39am, 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.

Preliminary Issue:

At the start of the hearing I raised an issue about the date the Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) was served on the Tenant. The N4 Notice was signed by Abrar Vidha on behalf of the Landlord on April 11, 2023. The Certificate of Service stated that the Tenant was served with the N4 Notice by placing it under the Tenant's door on April 10, 2023. The Certificate of Service was signed by Charlene Dury on April 10, 2023. I asked the Landlord's representative how the N4 Notice could have been served on the Tenant the day before it was signed. The Landlord's representative submitted that there must have been a clerical error in completing the Certificate of Service.

The Landlord's representative called Charlene Dury to testify about when the N4 Notice was served. Ms. Dury is an administrator for the Landlord. She testified that the process for serving N4 Notices is that Abrar Vidha sends N4 Notices by e-mail to her to be served on tenants in the building. Service is executed by placing notices under the door of the affected unit. She testified that Abrar Vidha sent her an e-mail at 8:39am on April 11, 2023 with the N4 Notice for 205-2460 Weston Road, North York. Ms. Dury then testified that she served the N4 Notice for 205-2460 Weston Road on April 11, 2023 by placing it under the door.

On the unopposed evidence before me, I am satisfied that the N4 Notice was served on the Tenant on April 11, 2023.

Determinations:

1. The Landlord served the Tenant with a valid 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 \$2,095.10. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$68.88. This amount is calculated as follows: \$2,095.10 x 12, divided by 365 days.
5. The Tenant has paid \$14,308.00 to the Landlord since the application was filed.
6. The rent arrears owing to November 30, 2023 are \$2,555.00.
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 \$2,044.00 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 \$70.45 is owing to the Tenant for the period from December 15, 2021 to November 7, 2023.
10. 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.
11. The Landlord's representative testified that the practice of the Landlord is to send letters offering tenants a payment plan along with the N4 notice and that a letter was sent to the Tenant with the offer to arrange a payment plan. The Tenant did not respond. In addition, the Landlord's representative sent a letter to the Tenant on October 30, 2023 once again offering to enter into a payment plan in advance of the hearing. Again, the Tenant did not

respond. I am satisfied that the Landlord attempted to negotiate a payment plan with the Tenant.

12. The Landlord's representative was not aware of any circumstances of the Tenant that might be relevant to whether I ought to consider delaying or denying the eviction.

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:**
 - \$2,741.00 if the payment is made on or before November 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$4,836.10 if the payment is made on or before December 2, 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 2, 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 2, 2023**
 5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$986.39. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$68.88 per day for compensation for the use of the unit starting November 8, 2023 until the date the Tenant moves out of the unit.
 6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
 7. If the unit is not vacated on or before December 2, 2023, then starting December 3, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 8. 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 3, 2023.

November 21, 2023

Date Issued

Angela Long

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 3, 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	\$16,863.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$14,308.00
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	\$2,741.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before December 2, 2023

Rent Owing To December 31, 2023	\$18,958.10
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$14,308.00
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	\$4,836.10

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

Rent Owing To Hearing Date	\$15,250.06
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$14,308.00
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	- \$2,044.00
Less the amount of the interest on the last month's rent deposit	- \$70.45
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	\$(986.39)
Plus daily compensation owing for each day of occupation starting November 8, 2023	\$68.88 (per day)