



Order under Section 69 Residential Tenancies Act, 2006

Citation: Talbot Stret Christian Reform Church Foundation v Taylor, 2023 ONLTB 73741

Date: 2023-11-20

File Number: LTB-L-009698-22

In the matter of: 10, 101 KENT ST LONDON
ON N6A1L2

Between: Talbot Stret Christian Landlord
Reform Church Foundation

And

Hannah Taylor Tenant

Talbot Stret Christian Reform Church Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict Hannah Taylor (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- the Tenant was persistently late in paying their rent.

This application was heard by videoconference on September 12, 2023. The Landlord's legal representative, R. Rose and the Tenant attended the hearing.

Determinations:

L2 Application:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Persistently paying the rent late. The notice contained the following allegations:
 - February 2021, rent was paid late;
 - March 2021, rent was paid late;
 - April 2021, rent was paid on time;
 - May 2021, rent was paid on time;
 - June 2021, rent was paid late;
 - July 2021, rent was paid late;

- August 2021, rent was paid late;
 - September 2021, rent was paid on time;
 - October 2021, rent was paid late;
 - November 2021, rent was paid late
 - December 2021, rent was still outstanding;
 - January 2022, rent was still outstanding
2. After the notice was served the Tenants continued to have arrears and have only made one payment equal to one months rent since the application was filed. I find that the Tenant has persistently paid the rent late.

L1 Application:

3. 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$650.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$21.37. This amount is calculated as follows: \$650.00 x 12, divided by 365 days.
7. The Tenant has paid \$650.00 to the Landlord since the application was filed.
8. The rent arrears owing to September 30, 2023 are \$13,875.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.
11. 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.
12. Given the substantial amount of arrears and the lack of payments made by the Tenant, I do not find that this tenancy is viable. That being said, the Tenant will have an opportunity to void this order and continue the tenancy if they can pay the Landlord back the amount they owe them.

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:**
 - \$15,361.00 if the payment is made on or before November 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$16,011.00 if the payment is made on or before December 1, 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 1, 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 1, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$13,667.44. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$21.37 per day for the use of the unit starting September 13, 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 1, 2023, the Tenant will start to owe interest. This will be simple interest calculated from December 2, 2023 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before December 1, 2023, then starting December 2, 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 2, 2023.
10. If the Tenant voids the order then the tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
11. The Tenant shall pay the monthly rent in full and on time, on or before the first date of each month, for twelve consecutive months, beginning December 1, 2023 and continuing until November 1, 2024.
12. If the Tenant fails to comply with the conditions set out in paragraph 11 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

November 20, 2023

Date Issued

Curtis Begg

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 May 21, 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	\$15,825.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$650.00
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	\$15,361.00

B. 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	\$16,475.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$650.00
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	\$16,011.00

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

Rent Owing To Hearing Date	\$14,131.44
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$650.00
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	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$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 amount owing to the Landlord	\$13,667.44
Plus daily compensation owing for each day of occupation starting September 13, 2023	\$21.37 (per day)