



Order under Section 69 Residential Tenancies Act, 2006

Citation: MEDALLION CORPORATION v Archibald, 2023 ONLTB 71832

Date: 2023-11-10

File Number: LTB-L-031080-23

In the matter of: 818, 15 HARDING AVE
NORTH YORK ON M6M0A4

Between: MEDALLION CORPORATION Landlord

And

Christiana Samu Archibald Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Christiana Samu Archibald (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 23, 2023.

The Landlord's Legal Representative, Marija Jelic, 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 \$1,768.12. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$58.13. This amount is calculated as follows: \$1,768.12 x 12, divided by 365 days.
5. The Tenant has paid \$3,692.96 to the Landlord since the application was filed.
6. The rent arrears owing to October 31, 2023 are \$10,477.50.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Tenant testified she was confused by the arrears owing. The Tenant believed she was a recipient of a housing subsidy. The Tenant believes she is responsible for \$279.00 per month toward the rent.

10. The Tenant did not contact the housing subsidy provider when she received the N4; the Tenant contacted the provider when she learned the arrears were in excess of \$10,000. The Tenant is waiting to receive information from the provider to understand if and when the arrears may be paid by them.
11. The Tenant did not submit any documentary evidence to support her claim of any subsidy that should be applied to the arrears, or any paperwork suggestion a portion of her rent is to be paid by any financial assistance program.
12. If the Tenant is not eligible for a subsidy, she does not have the funds to pay the arrears.
13. The Landlord's legal representative submitted the Landlord is amenable to a delay in eviction to allow the Tenant time to investigate into her subsidy she believes she is owed.
14. We 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 not be unfair to postpone the eviction until November 30, 2023 pursuant to subsection 83(1)(b) of the Act.

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:**
 - \$12,431.62 if the payment is made on or before November 30, 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 November 30, 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 November 30, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,232.37. 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 \$58.13 per day for the use of the unit starting October 24, 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 November 21, 2023, the Tenant will start to owe interest. This will be simple interest calculated from November 22, 2023 at 7.00% annually on the balance outstanding.

8. If the unit is not vacated on or before November 30, 2023, then starting December 1, 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 1, 2023.

November 10, 2023
Date Issued

Elena Jacob
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

Greg Brocanier
Member, Landlord and Tenant Board

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 1, 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	\$15,938.58
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,692.96
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	\$12,431.62

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

Rent Owing To Hearing Date	\$13,739.33
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,692.96
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	\$10,232.37
Plus daily compensation owing for each day of occupation starting October 24, 2023	\$58.13 (per day)