



## **Order under Section 69 Residential Tenancies Act, 2006**

**Citation:** Agostino v Hilsden, 2023 ONLTB 71943

**Date:** 2023-10-26

**File Number:** LTB-L-001180-23

**In the matter of:** Upper, 3973 CHICORY CRT Mississauga  
ON L5C3S8

**Between:** Claudio Agostino Landlord

**And**

Angela Hilsden Tenant

Claudio Agostino (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Hilsden (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 5, 2023. The Landlord, the Landlord's representative, Tim O'Brien, and the Tenant attended the hearing. The Tenant met with Duty Counsel prior to the commencement of the hearing.

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. The Tenant alleges that she did not receive the N4 Notice. The Certificate of Service filed with the Board indicates that the Landlord served the N4 Notice by leaving it in the mailbox or place where the mail is normally delivered on December 9, 2022. The Board only needs to be satisfied that a notice of termination was served, not received. Based on the evidence before me, I am satisfied the N4 Notice was duly served to the Tenant.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,850.00. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$60.82. This amount is calculated as follows: \$1,850.00 x 12, divided by 365 days.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to June 30, 2023 are \$12,905.00.
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 \$1,750.00 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 \$137.51 is owing to the Tenant for the period from May 14, 2018 to June 5, 2023.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. The Tenant attempted to raise issues pursuant to section 82 of the Act halfway through the hearing. The Board did not allow these issues to be raised as the Tenant had not disclosed the issues in advance as required in the Notice of Hearing.
13. The Tenant did not propose a plan to pay the arrears owing to the Landlord. The Tenant stated that her social worker is helping her find alternative accommodations and requested a 60-day delay of the eviction.
14. In my view, the Tenant has had sufficient time to secure alternative housing since the hearing on June 5, 2023. The arrears are substantial, and I believe it would be prejudicial to the Landlord to postpone the eviction any further.

**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:**
  - \$20,491.00 if the payment is made on or before October 31, 2023. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$22,341.00 if the payment is made on or before November 6, 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 6, 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 6, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,657.59. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$60.82 per day for the use of the unit starting June 6, 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 6, 2023, the Tenant will start to owe interest. This will be simple interest calculated from November 7, 2023 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before November 6, 2023, then starting November 7, 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 November 7, 2023.

**October 26, 2023**

**Date Issued**

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Percy Laryea

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 7, 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 October 31, 2023**

Rent Owing To October 31, 2023	\$20,305.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$20,491.00</b>

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before November 6, 2023**

Rent Owing To November 30, 2023	\$22,155.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$22,341.00</b>

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

Rent Owing To Hearing Date	\$11,359.10
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,750.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$137.51
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$9,657.59</b>
Plus daily compensation owing for each day of occupation starting June 6, 2023	\$60.82 (per day)