



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

Citation: Greenboard Holdings LTD v Lynch, 2023 ONLTB 69558 **Date:**
2023-10-24

File Number: LTB-L-041283-23

In the matter of: 204, 160 CHALKFARM DR
TORONTO ON M3L2J1

Between: Greenboard Holdings LTD Landlord

And

Donnalee Lynch Tenant

Greenboard Holdings LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Donnalee Lynch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 11, 2023.

The Landlord's Legal Representative, Jason Paine, 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 \$1,115.09. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$36.66. This amount is calculated as follows: \$1,115.09 x 12, divided by 365 days.
5. The Tenant has paid \$1,500.00 to the Landlord since the application was filed.

6. The rent arrears owing to October 31, 2023 are \$5,190.54.
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 \$1,087.93 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 \$21.16 is owing to the Tenant for the period from January 1, 2023 to October 11, 2023.

Relief from Eviction

10. The Tenant requested that the Board exercise its discretion in this case by allowing her to remain in possession of the rental unit. The Tenant testified that in December of last year she was off work due to a lower back injury and went on WSIB. She returned to work on May 17, 2023, and the pain was too much so she went on short term disability. During this time she paid \$1,500.00 to the Landlord for arrears. Currently she has no income and is waiting for long term disability. The Tenant testified that she has an appointment on October 16th, 2023 with her case worker. The Tenant proposed a repayment plan of \$150.00 a month resulting in a 35-month plan.
11. The Landlord's representative submitted that the proposal is unreasonable given its duration.
12. The Tenant did not present any evidence to corroborate her financial and personal circumstances. Specifically, she did not present any evidence that she qualifies for or will be receiving long-term disability payments and/or the amount of those payments. I believe the duration of the Tenant's proposed payment plan would be prejudicial to the Landlord. Similarly, I find that delaying eviction would not be appropriate in the circumstances. I find that postponing eviction will more likely than not result in an increase in the arrears owing.
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 personal and financial circumstances of the Tenant and the impact an eviction would have on the resident. I balanced this with any potential prejudice to the Landlord if a repayment plan was granted and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) 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:**

- \$5,376.54 if the payment is made on or before October 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$6,491.63 if the payment is made on or before November 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 November 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 November 4, 2023**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,555.62. 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 \$36.66 per day for the use of the unit starting October 12, 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 4, 2023, the Tenant will start to owe interest. This will be simple interest calculated from November 5, 2023 at 7.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before November 4, 2023, then starting November 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 November 5, 2023.

October 24, 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 May 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 October 31, 2023

Rent Owing To October 31, 2023	\$6,690.54
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,500.00
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	\$5,376.54

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

Rent Owing To November 30, 2023	\$7,805.63
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,500.00
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	\$6,491.63

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

Rent Owing To Hearing Date	\$5,978.71
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,500.00

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	- \$1,087.93
Less the amount of the interest on the last month's rent deposit	- \$21.16
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	\$3,555.62
Plus daily compensation owing for each day of occupation starting October 12, 2023	\$36.66 (per day)