



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Liang v Beals, 2023 ONLTB 65407

**Date:** 2023-10-03

**File Number:** LTB-L-053054-22

**In the matter of:** 1652 CLITHEROW ST  
MILTON ON L9E0A2

**Between:** Jun Liang and Zhi Qiang (Kevin) Lin Landlords

**And**

Dequawn Beals and Breeanna Melvin Tenants

Jun Liang and Zhi Qiang (Kevin) Lin (the 'Landlords') applied for an order to terminate the tenancy and evict Dequawn Beals and Breeanna Melvin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 application).

The Landlords also applied for an order to terminate the tenancy and evict the Tenants because the Tenants have been persistently late in paying the Tenants' rent (L2 application).

This application was heard by videoconference on September 20, 2023.

The Landlords, the Landlords' Legal Representative, Peter Balatidis, and the Tenant, Breeanna Melvin, attended the hearing.

At the hearing, the Landlords' Legal Representative agreed to withdraw the Landlords' L2 application and proceed only with the Landlords' L1 application to terminate the tenancy.

**Determinations:**

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,964.00. It is due on the 20th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$64.57. This amount is calculated as follows: \$1,964.00 x 12, divided by 365 days.

5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to October 19, 2023, are \$29,460.00.
7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$1,900.00 from the Tenants 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 \$144.50 is owing to the Tenants for the period from January 15, 2019 to September 20, 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 whether the Landlords attempted to negotiate a repayment agreement with the Tenants 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 Landlords and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - **\$29,646.00** if the payment is made on or before October 14, 2023. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after October 14, 2023, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before October 14, 2023.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord **\$25,702.07**. 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 Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlords compensation of **\$64.57** per day for the use of the unit starting September 21, 2023, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before October 14, 2023, the Tenants will start to owe interest. This will be simple interest calculated from October 15, 2023, at 6.00% annually on the balance outstanding.

8. If the unit is not vacated on or before October 14, 2023, then starting October 15, 2023, the Landlords 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 Landlords on or after October 15, 2023.

**October 3, 2023**  
**Date Issued**

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Michael Di Salle  
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 April 15, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before October 14, 2023**

Rent Owing To October 19, 2023	\$29,460.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlords 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 the Landlords owe the Tenants for an{abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants are entitled to	- \$0.00
<b>Total the Tenants must pay to continue the tenancy</b>	<b>\$29,646.00</b>

**B. Amount the Tenants must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$27,560.57
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlords since the application was filed	- \$0.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,900.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$144.50
<b>Less</b> the amount the Landlords owe the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants are entitled to	- \$0.00
<b>Total amount owing to the Landlords</b>	<b>\$25,702.07</b>
Plus daily compensation owing for each day of occupation starting September 21, 2023	\$64.57 (per day)