



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

**Citation:** Blue Danube House v Gilay, 2023 ONLTB 64437

**Date:** 2023-09-25

**File Number:** LTB-L-037341-23

**In the matter of:** 314, 1680 ELLESMERE RD  
SCARBOROUGH ON M1H3H2

**Between:** Blue Danube House Landlord

**And**

Milite Gilay Tenant

Blue Danube House (the 'Landlord') applied for an order to terminate the tenancy and evict Milite Gilay (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 14, 2023.

The Landlord's Legal Representative, Cathy Corsetti and the Tenant attended the hearing.

### **Determinations:**

#### *Arrears Owing*

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 \$359.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$11.80. This amount is calculated as follows: \$359.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,436.00 to the Landlord since the application was filed.
6. The rent arrears owing to September 30, 2023 are \$5,336.00. The Tenant did not dispute the amount owing.

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 \$331.97 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 \$92.75 is owing to the Tenant for the period from May 1, 2007 to September 14, 2023.

*Section 83 considerations*

10. The Tenant requested that the Board impose a repayment plan that would allow them to preserve the tenancy. The proposed payment plan included \$50.00 monthly payments towards the arrears. This payment plan would take over 110 months to complete. The Tenant testified that she has been a tenant since 2008. The Tenant resides in the unit with her two daughters, ages 26 and 17. Both daughters are unemployed. The Tenant has some health concerns related to cancer and diabetes. The Tenant also testified that she does not have anyone to borrow money from to pay the arrears. The Tenant submitted that she works part time.
11. The Landlord opposed the repayment plan proposed by the Tenant as being too lengthy and, therefore prejudicial to the Landlord. The Landlord's Legal Representative submitted that the Tenant wrote an email to Landlord on March 24, 2023, and offered \$50.00 a month towards the arrears. Since that email, the Tenant has made no payments towards the arrears.
12. 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. Also, the fact that the Tenant agreed that she sent an email to the Landlord and proposed a repayment plan but did not follow through. 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:**
  - \$5,522.00 if the payment is made on or before September 30, 2023. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$5,881.00 if the payment is made on or before October 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 October 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 October 6, 2023**
- 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,903.48. 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 \$11.80 per day for the use of the unit starting September 15, 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 October 6, 2023, the Tenant will start to owe interest. This will be simple interest calculated from October 7, 2023 at 6.00% annually on the balance outstanding.
- 8. If the unit is not vacated on or before October 6, 2023, then starting October 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 October 7, 2023.

2023 ONLTB 64437 (CanLI)

**September 25, 2023**

**Date Issued**

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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 April 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 September 30, 2023**

Rent Owing To September 30, 2023	\$6,772.00
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	- \$1,436.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the 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 the Tenant must pay to continue the tenancy</b>	<b>\$5,522.00</b>

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

Rent Owing To October 31, 2023	\$7,131.00
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	- \$1,436.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the 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 the Tenant must pay to continue the tenancy</b>	<b>\$5,881.00</b>

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

Rent Owing To Hearing Date	\$6,578.20
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	- \$1,436.00
<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	- \$331.97
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$92.75
<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>\$4,903.48</b>
Plus daily compensation owing for each day of occupation starting September 15, 2023	\$11.80 (per day)