



Order under Section 69 Residential Tenancies Act, 2006

Citation: Bissell v Woodruff, 2023 ONLTB 62265

Date: 2023-09-15

File Number: LTB-L-062208-22

In the matter of: 39, 5756 FERRY ST
NIAGARA FALLS ON L2G1S7

Between: Linda Bissell Landlord

And

Brett Woodruff Tenant

Linda Bissell (the 'Landlord') applied for an order to terminate the tenancy and evict Brett Woodruff (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 9, 2023.

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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$818.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$26.89. This amount is calculated as follows: \$818.00 x 12, divided by 365 days.
5. The Tenant has paid \$820.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2023 are \$6,542.00.
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 \$200.00 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.
9. Interest on the rent deposit, in the amount of \$9.59 is owing to the Tenant for the period from October 18, 2019 to May 9, 2023.
10. The Landlord sought a termination of the tenancy as the arrears are substantial and the Tenant had made only one payment since the filing of the application. The Tenant sought a payment plan of \$150.00 per month to pay the arrears. The Tenant testified that the Landlord collected the rent in person and at times did not do so on the first of the month. I find that this did not explain why the Tenant had over \$6,000.00 in rent arrears owing and I find that the arrears are substantial. There were significant arrears owing at the date of the hearing and the proposal for repayment was not reasonable with the payment history in the tenancy.
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 not be unfair to postpone the eviction until October 30, 2023 pursuant to subsection 83(1)(b) of the Act. I find that postponing eviction to October 30, 2023 is not unreasonable to either party as the Tenant has had significant time from the date the Notice of Termination was served to find alternative housing and any prejudice to the Landlord is minimized as it would only extend to one additional rental period and a partial last month's rent is held on deposit.
12. This hearing was conducted in May and the issuance of the order was delayed. As a result, the order will state that any amounts of rent or arrears of rent payments will be deducted from the amounts owing by the Tenant.

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:**
 - \$10,000.00 if the payment is made on or before September 30, 2023, less any payments made since the date of the hearing. See Schedule 1 for the calculation of the amount owing.

OR

 - \$10,818.00 if the payment is made on or before October 30, 2023, less any payments made since the date of the hearing.. 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 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 October 30, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,942.42. 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 \$26.89 per day for the use of the unit starting May 10, 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 September 26, 2023, the Tenant will start to owe interest. This will be simple interest calculated from September 27, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before October 30, 2023, then starting October 31, 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 31, 2023.

September 14, 2023
Date Issued

Nicola Mulima

Vice Chair, 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 30, 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	\$10,634.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$820.00
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	\$10,000.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before October 30, 2023

Rent Owing To October 31, 2023	\$11,452.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$820.00
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	\$10,818.00

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

Rent Owing To Hearing Date	\$6,786.01
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$820.00
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	- \$200.00
Less the amount of the interest on the last month's rent deposit	- \$9.59

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	\$5,942.42
Plus daily compensation owing for each day of occupation starting May 10, 2023	\$26.89 (per day)