



Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

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

Citation: Wang v Abdul salam, 2023 ONLTB 61068

2023 ONLTB 61068 (CanLII)

In the matter of: 41 DELBEATRICE CRES Toronto
ON M1C3G5

Between: Minping Wang

Landlord

And

Sayed Abdul salam

Tenant

Minping Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Sayed Abdul salam (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 31, 2023. The Landlord, the Landlord's Legal Representative, R. Dinner, and the Tenant attended the hearing. An interpreter for the Landlord, C. Sun, was also present at the hearing.

Preliminary Issue:

The amount outstanding for the period ending September 17, 2023 (\$40,562.00) exceeds the \$35,000.00 monetary jurisdiction of the Board. The Landlord was informed, and agreed that by proceeding with this application, all rights the Landlord may have in excess of the Board's monetary jurisdiction are extinguished on issuance of this order.

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 \$2,884.00. It is due on the 20th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$94.82. This amount is calculated as follows: \$2,884.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to September 19, 2023 are \$39,293.58.
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 \$2,850.00 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 \$137.85 is owing to the Tenant for the period from March 19, 2020 to August 31, 2023.

Relief from Eviction

10. The Tenant testified that due to a travel ban arising from some business transaction, he is unable to leave the United Arab Emirates and has lived there for at least a year and a half. The Tenant's wife, and four children, two of whom are adults, reside in the unit and he requested time to find alternative accommodation.
11. The amount outstanding is substantial, the Tenant has not paid any rent since the application was filed, and he completely ignored the interim order issued on June 16, 2023, requiring him to pay the monthly rent from July 1, 2023.
12. I have considered all the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenant 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:**

- **\$35,000.00** if the payment is made on or before September 19, 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 September 19, 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 September 19, 2023**
- 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord **\$35,000.00**. 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 \$94.82 per day for the use of the unit starting September 1, 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 19, 2023, the Tenant will start to owe interest. This will be simple interest calculated from September 20, 2023 at 6.00% annually on the balance outstanding.
- 8. If the unit is not vacated on or before September 19, 2023, then starting September 20, 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 September 20, 2023.

September 8, 2023

Date Issued

Jitewa Edu

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 March 20, 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 19, 2023

Rent Owing To September 19, 2023	\$ 40,376.00
Application Filing Fee	\$186.00
Less the amount of the credit that the Tenant is entitled to	- \$5,562.00
Total the Tenant must pay to continue the tenancy	\$ 35,000.00

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

Rent Owing To Hearing Date	\$38,574.42
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,850.00
Less the amount of the interest on the last month's rent deposit	- \$137.85
Less the amount above the Board's monetary jurisdiction	- \$772.57
Total amount owing to the Landlord	\$35,000.00
Plus daily compensation owing for each day of occupation starting September 1, 2023	\$94.82 (per day)