



Order under Section 69 Residential Tenancies Act, 2006

Citation: Oxford Properties Group v Oyewole, 2023 ONLTB 58661

Date: 2023-08-29

File Number: LTB-L-025744-22

In the matter of: 614, 1790 EGLINTON AVE E
TORONTO ON M4A2T3

Between: Oxford Properties Group Landlord

And

Olumayowa Mojeed Oyewole Tenant

Oxford Properties Group (the 'Landlord') applied for an order to terminate the tenancy and evict Olumayowa Mojeed Oyewole (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 16, 2023. The Landlord's agent Rachel Wylde, legal representative Martin Zarnett 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 \$1,741.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$57.24. This amount is calculated as follows: \$1,741.00 x 12, divided by 365 days.
5. The Tenant has paid \$7,398.00 to the Landlord since the application was filed.
6. The rent arrears owing to August 31, 2023 are \$23,373.84.
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 \$1,699.00 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 \$27.62 is owing to the Tenant for the period from January 1, 2022 to August 16, 2023.

Relief from eviction:

10. 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 September 30, 2023 pursuant to subsection 83(1)(b) of the Act.
11. The Tenant has resided in the rental unit for approximately 2 years and testified that he fell into arrears due to illness suffered throughout 2022 and some family issues experienced throughout the last two years, including the death of his grandfather. Due to these unforeseen incidents, the Tenant has been unable to work his full-time hours and used his savings to help his family.
12. The Tenant proposed a repayment plan in which he would pay his monthly rent on time, plus an additional \$250.00 per month however, when factoring in the Tenant's monthly income, rent and living expenses, it was clear that the Tenant could not financially sustain his own proposed repayment plan.
13. Further, this file was previously before the Board on January 5, 2023 and was adjourned due to a scheduling overflow. Since that hearing, the arrears of rent have only increased.
14. Based on the evidence before me, I find that it would be unfair to the Landlord to grant a repayment plan or to substantially delay the termination date. The history of this file and the Tenants repayment attempts over the last year suggest to me that the tenancy is not viable.
15. I am however mindful to the fact that the Tenant has experienced some unforeseen hardship and as such, find it would not be unfair to delay eviction to September 30, 2023 to allow the Tenant some additional time to secure alternate housing.

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:**
 - \$23,559.84 if the payment is made on or before August 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$25,300.84 if the payment is made on or before September 30, 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 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 September 30, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$21,008.06. 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 \$57.24 per day for the use of the unit starting August 17, 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 9, 2023, the Tenant will start to owe interest. This will be simple interest calculated from September 10, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before September 30, 2023, then starting October 1, 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 1, 2023.

August 29, 2023
Date Issued

Fabio Quattrociochi
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 1, 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 August 31, 2023

Rent Owing To August 31, 2023	\$30,771.84
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,398.00
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	\$23,559.84

B. 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	\$32,512.84
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,398.00
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	\$25,300.84

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

Rent Owing To Hearing Date	\$29,946.68
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,398.00
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	- \$1,699.00
Less the amount of the interest on the last month's rent deposit	- \$27.62
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	\$21,008.06
Plus daily compensation owing for each day of occupation starting August 17, 2023	\$57.24 (per day)