



Order under Section 69 Residential Tenancies Act, 2006

Citation: Starlight Canadian Residential Growth Fund v Meda, 2023 ONLTB 56456

Date: 2023-08-16

File Number: LTB-L-065475-22

In the matter of: 1003, 580 THE EAST MALL
ETOBICOKE ON M9B4A7

Between: Starlight Canadian Residential Growth Fund Landlord

And

Samuel Meda Tenant

Starlight Canadian Residential Growth Fund (the 'Landlord') applied for an order to terminate the tenancy and evict Samuel Meda (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on July 19, 2023.

The Landlord's representative S. Harris 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 \$2,425.76. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$79.75. This amount is calculated as follows: \$2,425.76 x 12, divided by 365 days.
5. The Tenant has paid \$2,425.76 to the Landlord since the application was filed.
6. The rent arrears owing to July 31, 2023 are \$21,803.08.
7. The Landlord incurred costs of \$186.00 for filing the application and NSF charges of \$100 and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,428.14 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 \$33.26 is owing to the Tenant for the period from January 1, 2023 to July 19, 2023.

Section 83

10. Section 83 requires that I consider all the circumstances, including the Tenant's and the Landlord's situations to determine if it would be appropriate to grant section 83 relief from eviction. The Landlord's representative advised that the Landlord has tried to reach out to the Tenant for a repayment plan, without success. The Landlord seeks eviction as soon as possible, noting the arrears are substantial and the Tenant has not made any payments for several months.
11. The Tenant noted he has been without employment and has had other financial commitments which have led to the arrears. The Tenant lives alone and advised he has secured new employment commencing August 1, 2023. The Tenant requested until August 31, 2023 to find alternative accommodations.
12. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant. The Tenant has been given nearly 30 days since the hearing to either pay the rent arrears they owe or find alternative accommodations and shall receive some additional time due to the inevitable delay of the Landlord enforcing the order through the sheriff's office. As such, I 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:**
 - \$24,514.84 if the payment is made on or before August 27, 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 August 27, 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 August 27, 2023**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$18,717.17. 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 \$79.75 per day for the use of the unit starting July 20, 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 August 27, 2023, the Tenant will start to owe interest. This will be simple interest calculated from August 28, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 27, 2023, then starting August 28, 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 August 28, 2023.

August 16, 2023

Date Issued

Peter Nicholson

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 February 28, 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 27, 2023

Rent Owing To August 31, 2023	\$26,654.60
Application Filing Fee	\$186.00
NSF Charges	\$100.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,425.76
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	\$24,514.84

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

Rent Owing To Hearing Date	\$23,318.33
Application Filing Fee	\$186.00
NSF Charges	\$100.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,425.76
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	- \$2,428.14
Less the amount of the interest on the last month's rent deposit	- \$33.26
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	\$18,717.17
Plus daily compensation owing for each day of occupation starting July 20, 2023	\$79.75 (per day)