



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

Citation: GEL Management Services LTD v Collis, 2023 ONLTB 53995

Date: 2023-08-03

File Number: LTB-L-025907-23

In the matter of: B, 2002 BATHURST ST
YORK ON M5P3L1

Between: GEL Management Services LTD Landlord

And

Robert Collis Tenants
Richard Martin

GEL Management Services LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Collis and Richard Martin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 20, 2023.

Only the Landlord's Legal Representative M. Ciobotaru attended the hearing.

As of 10:06 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants was still in possession of the rental unit.
3. The lawful rent is \$2,391.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.61. This amount is calculated as follows: \$2,391.00 x 12, divided by 365 days.
5. The Tenants has paid \$4,782.00 to the Landlord since the application was filed.
6. The rent arrears owing to July 31, 2023 are \$13,005.50.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.
9. I have considered all of 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 Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
10. The Landlord has sent several letters to the Tenants to negotiate a payment plan with no response from the Tenants. The Tenants have also not made significant payments towards their rent let alone the arrears. Hence, I am granting the Landlord's application.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$15,582.50 if the payment is made on or before August 14, 2023. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants has paid the full amount owing as ordered plus any additional rent that became due after August 14, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants does not pay the amount required to void this order the Tenants must move out of the rental unit on or before August 14, 2023.**
5. If the Tenants does not void the order, the Tenants shall pay to the Landlord \$12,372.70. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$78.61 per day for the use of the unit starting July 21, 2023 until the date the Tenants moves out of the unit.
7. If the Tenants does not pay the Landlord the full amount owing on or before August 14, 2023, the Tenants will start to owe interest. This will be simple interest calculated from August 15, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 14, 2023, then starting August 15, 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 15, 2023.

August 3, 2023
Date Issued

 Sheena Brar
 Member, Landlord and Tenants 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 15, 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.

2023 ONL TB 53995 (CanLII)

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before August 14, 2023

Rent Owing To August 31, 2023	\$20,178.50
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$4,782.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants is entitled to	- \$0.00
Total the Tenants must pay to continue the tenancy	\$15,582.50

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

Rent Owing To Hearing Date	\$16,968.70
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$4,782.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants is entitled to	- \$0.00
Total amount owing to the Landlord	\$12,372.70
Plus daily compensation owing for each day of occupation starting July 21, 2023	\$78.61 (per day)