



Order under Section 69 Residential Tenancies Act, 2006

Citation: Starlight Blackstar OpCo 2 ULC v Khan, 2023 ONLTB 32262

Date: 2023-08-03

File Number: LTB-L-047034-22

In the matter of: 409, 7110 DARCEL AVE
MISSISSAUGA ON L4T3C5

Between: Starlight Blackstar OpCo 2 ULC Landlord

And

Stella Khan and Josephine Randhawa Tenant

Starlight Blackstar OpCo 2 ULC (the 'Landlord') applied for an order to terminate the tenancy and evict Stella Khan and Josephine Randhawa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 14, 2023.

The Landlord's representative Sophia Enriquez and Christopher Khan appeared on behalf of Stella Kahn and Josephine Randhawa.

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 \$1,756.69. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$57.75. This amount is calculated as follows: \$1,756.69 x 12, divided by 365 days.
5. The Tenant has paid \$3,471.74 to the Landlord since the application was filed.

6. The rent arrears owing to March 31, 2023 are \$34,922.36.
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 \$1,732.85 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 \$17.00 is owing to the Tenant for the period from January 1, 2022 to March 14, 2023.
10. The Landlord's representative requested that the Board issue a standard order (11-day eviction). 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
11. Christopher Khan testified that he and his wife fell into arrears while she was on maternity leave. He is a commission-based employee and proposed a repayment plan. The Landlord made numerous attempts to arrange repayment of the rent arrears but the Tenant did not respond to the Landlord's request. I found that the Tenant did not have a viable plan to repay the Landlord. The rent arrears are substantial and beyond the monetary jurisdiction of the Board. I find that denying eviction would be prejudicial to the Landlord.

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:**
 - \$38,621.74 if the payment is made on or before May 6, 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 May 6, 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 May 6, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$32,410.32. 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 \$57.75 per day for the use of the unit starting March 15, 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 18, 2023, the Tenant will start to owe interest. This will be simple interest calculated from August 19, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 6, 2023, then starting May 7, 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 May 7, 2023.

August 3, 2023

Date Issued

Maria Shaw

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 November 7, 2023 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 May 6, 2023

Rent Owing To May 31, 2023	\$41,907.48
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,471.74
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	\$38,621.74

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

Rent Owing To Hearing Date	\$37,445.91
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,471.74
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	- \$1,732.85
Less the amount of the interest on the last month's rent deposit	- \$17.00
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 amount owing to the Landlord	\$32,410.32
Plus, daily compensation owing for each day of occupation starting March 15, 2023	\$57.75 (per day)

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