



Order under Section 69 Residential Tenancies Act, 2006

Citation: Artisan Charitable Foundation v Thompson, 2023 ONLTB 50742

Date: 2023-07-24

File Number: LTB-L-039698-22

In the matter of: 401, 25 MARTHA EATON WAY
NORTH YORK ON M6M5B7

Between: Artisan Charitable Foundation Landlord

And

Latoya Thompson and Beverly Seaton Tenant

Artisan Charitable Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict Latoya Thompson and Beverly Seaton (the 'Tenant') because the Tenant did not pay the rent that the Tenant owe (L1/N4 Application).

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date (L2/N8 Application)

This application was heard by videoconference on July 13, 2023.

Only the Landlord's Agent Shaun Lovell and Landlord's representative Debbesha Morris attended the hearing.

As of 9:35am, the Tenant was 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:

L1 Application:

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 \$1,419.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$46.65. This amount is calculated as follows: \$1,419.00 x 12, divided by 365 days.
5. The Tenant has paid \$16,570.00 to the Landlord since the application was filed.
6. The rent arrears owing to July 31, 2023 are \$3,318.00.
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 \$1,385.00 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 \$25.29 is owing to the Tenant for the period from January 1, 2021 to July 13, 2023.
10. The Landlord's Representative submitted that the Landlord attempted on several occasions to connect with the Tenant to discuss the issue and offer a payment plan. The Tenant did not respond.

L2 Application – N8 Notice:

11. The Landlord applied for an order to terminate the tenancy and evict the Tenant because the Tenant has been persistently late in paying the Tenant's rent. The Landlord served the Tenant the N8 notice of termination on July 04, 2022, to terminate the tenancy on September 30, 2022.
12. This is a month-to-month tenancy
13. As per the N8 Notice, the Tenants had not paid rent consecutively on time by the first day of the month starting from December 01, 2021, to July 01, 2022.
14. The Landlord testified that she had had multiple discussions with the Tenant about paying rent late. As evidence, the Landlord submitted a payment ledger to the Board that indicates the Tenant consistently paid rent late from July 01, 2022, to July 01, 2023.
15. Based on the Landlord's uncontested evidence, I am satisfied that the Tenant has persistently failed to pay the rent on the date it was due.
16. 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. The Tenants were not present to disclose any circumstances for me to consider delaying or denying eviction. As such, relief will not be granted.

It is ordered that:**Regarding the L1 Application:**

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:**
 - \$3,504.00 if the payment is made on or before July 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$4,923.00 if the payment is made on or before August 4, 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 4, 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 4, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,281.16. 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 \$46.65 per day for the use of the unit starting July 14, 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 4, 2023, the Tenant will start to owe interest. This will be simple interest calculated from August 5, 2023 at 6.00% annually on the balance outstanding.

Regarding the L2 application:

8. The tenancy between the Landlord and the Tenant is terminated as of August 4, 2023. The Tenant must move out of the rental unit on or before August 4, 2023.
9. If the unit is not vacated on or before August 4, 2023, then starting August 5, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 5, 2023.

July 24, 2023
Date Issued

Percy Laryea
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 5, 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.

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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 July 31, 2023

Rent Owing To July 31, 2023	\$19,888.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$16,570.00
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	\$3,504.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 4, 2023

Rent Owing To August 31, 2023	\$21,307.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$16,570.00
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	\$4,923.00

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

Rent Owing To Hearing Date	\$19,075.45
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$16,570.00
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	- \$1,385.00
Less the amount of the interest on the last month's rent deposit	- \$25.29
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	\$1,281.16
Plus daily compensation owing for each day of occupation starting July 14, 2023	\$46.65 (per day)