



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

**Citation:** Strano Property Management v Mcneil, 2023 ONLTB 50783

**Date:** 2023-07-21

**File Number:** LTB-L-001349-23

**In the matter of:** 1271 Huron Street  
London, ON N5Y 4L6

**Between:** Strano Property Management Landlord

**And**

Christina McNeil Tenant

Strano Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Christina McNeil (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 6, 2023.

The Landlord's Legal Representative Nathalie Ramirez and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to 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 \$1,877.51. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$61.73. This amount is calculated as follows:  $\$1,877.51 \times 12$ , divided by 365 days.
5. The Tenant has paid \$6,300.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2023 are \$7,548.26.
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 \$1,810.00 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 \$68.21 is owing to the Tenant for the period from May 28, 2021 to June 6, 2023.

*Section 83 Considerations*

10. The Tenant acknowledged the arrears and testified that her income had been affected by the fact that she had to continually attend her daughter's school to pick her up.
11. The Tenant testified that she would like to stay in the unit as she testified that her daughter would not be able to handle moving. That said, the Tenant suggested a payment plan whereby she would be willing to pay her rent plus an additional \$100.00 per month. The Tenant testified that she is unable to pay anything higher based on her income.
12. Based on the evidence provided, I am not satisfied on a balance of probabilities that the tenancy is viable. The Tenant's income is unable to support the monthly rental payments and the Tenant's proposed payment plan is unreasonable.
13. That said, the Tenant has a daughter with a disability and as such, the Tenant will be given until the end of August to either void the order or to find a new unit.
14. 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 August 31, 2023 pursuant to subsection 83(1)(b) 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:**
  - \$9,611.77 if the payment is made on or before July 31, 2023. See Schedule 1 for the calculation of the amount owing.

**OR**

  - \$11,489.28 if the payment is made on or before August 31, 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 31, 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 31, 2023.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,348.92. 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 \$61.73 per day for the use of the unit starting June 7, 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 1, 2023, the Tenant will start to owe interest. This will be simple interest calculated from August 2, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 31, 2023, then starting September 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 September 1, 2023.

**July 21, 2023**  
**Date Issued**

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Jagger Benham  
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 March 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 July 31, 2023**

Rent Owing To July 31, 2023	\$15,725.77
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$6,300.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$9,611.77</b>

**B. 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	\$17,603.28
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$6,300.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$11,489.28</b>

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

Rent Owing To Hearing Date	\$12,341.13
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$6,300.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,810.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$68.21
<b>Total amount owing to the Landlord</b>	<b>\$4,348.92</b>
Plus daily compensation owing for each day of occupation starting June 7, 2023	\$61.73 (per day)