



Order under Section 69 Residential Tenancies Act, 2006

Citation: RPMS Property Management Services Inc v Dawson, 2023 ONLTB 50311

Date: 2023-07-17

File Number: LTB-L-012012-23

In the matter of: 1408, 77 HUNTLEY ST TORONTO
ON M4Y2P3

Between: RPMS Property Management Services Inc Landlord

And

Michael Dawson Tenant

RPMS Property Management Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Dawson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on July 4, 2023.

Only the Landlord's Representative Jason Paine attended the hearing.

As of 2:12p.m., 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:

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 \$1,384.97. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$45.53. This amount is calculated as follows: \$1,384.97 x 12, divided by 365 days.
5. The Tenant has paid \$6,920.91 to the Landlord since the application was filed.

6. The rent arrears owing to July 31, 2023 are \$487.46.
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'), and find that it would not be unfair to postpone the eviction until August 16, 2023 pursuant to subsection 83(1)(b) of the Act. This is because the Tenant's arrears balance is fairly low, and this will provide them with time to void the order. Additionally, the Landlord indicated that they were agreeable to a delayed eviction by 30 days from the issuance of my order.

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:**
 - \$673.46 if the payment is made on or before July 31, 2023. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$2,058.43 if the payment is made on or before August 16, 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 16, 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 16, 2023.**
 5. As of the date of the hearing, the amount owing to the Landlord is minus (\$529.39). See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$45.53 per day for compensation for the use of the unit starting July 5, 2023 until the date the Tenant moves out of the unit.
 6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
 7. If the unit is not vacated on or before August 16, 2023, then starting August 17, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

8. 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 17, 2023.

July 17, 2023

Date Issued

Amanda Kovats

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 17, 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	\$7,408.37
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,920.91
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	\$673.46

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 16, 2023

Rent Owing To August 31, 2023	\$8,793.34
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,920.91
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	\$2,058.43

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

Rent Owing To Hearing Date	\$6,205.52
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,920.91
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	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$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 amount owing to the Landlord	\$(529.39)
Plus daily compensation owing for each day of occupation starting July 5, 2023	\$45.53 (per day)