



Order under Section 69 Residential Tenancies Act, 2006

Citation: Krishnan v Iyanan, 2023 ONLTB 43819

Date: 2023-07-07

File Number: LTB-L-009288-23

In the matter of: Upstairs, 14 MOUNTLAND RD BRAMPTON
ON L6P1Z9

Between: Ramesh Krishnan Landlord

And

Shankar Ganesh Iyanan and Nivetha Tenant Veeranan

Ramesh Krishnan (the 'Landlord') applied for an order to terminate the tenancy and evict Shankar Ganesh Iyanan and Nivetha Veeranan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 7, 2023.

The Landlord and the Tenants attended 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 \$2,884.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$94.82. This amount is calculated as follows: \$2,884.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to June 7, 2023 are \$17,385.74.

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 \$2,850.00 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 \$37.05 is owing to the Tenant for the period from May 10, 2020 to June 7, 2023.
10. The parties disagreed over the outstanding rent arrears. The Landlord stated that the total arrears, up to June 30, 2023, was \$19,566.60 and that no payments had been made to the Landlord since the application was filed. As the applicant in this proceeding, the Landlord provided an L1/L9 update sheet to the Board as evidence of the current state of accounts, excluding June's rent, in this tenancy.
11. In response, the Tenant disputed the arrears and claim that arrears to June 30, 2023 is \$11,300.00. The Tenant submitted a handwritten state of accounts which shows that the Tenant had paid \$94,155.00 out \$105,450.00 from May 08, 2020 to June 07, 2023. The Tenant submitted as evidence a proof rent payments to the Board, which shows that the Tenant has paid \$82,683.80 in this tenancy.
12. After reviewing the evidence, I find the Landlord's evidence is accurate, on a balance of probabilities, and the total amount owed in rent arrears is \$19,566.60. On the contrary, the Tenant's evidence presents two different total payment amounts of \$94,155.00 and \$82,683.80, with conflicting rent arrears of \$11,076.00 and \$11,300.00. The Tenant's evidence lacked consistency and did not support their testimony, making the Landlord's evidence more credible and clearer.
13. 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 Tenant and find that it would not be unfair to postpone the eviction until July 31, 2023 pursuant to subsection 83(1)(b) of the Act to give the Tenant sufficient time to pay the arrears and continue the tenancy.

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:**
 - \$20,455.74 if the payment is made on or before July 7, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$23,339.74 if the payment is made on or before July 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 July 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 July 31, 2023**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$16,904.95. 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 \$94.82 per day for the use of the unit starting June 8, 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 July 18, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 19, 2023 at 6.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before July 31, 2023, then starting August 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 August 1, 2023.

July 7, 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 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 7, 2023

| | |
|--|--------------------|
| Rent Owing To July 7, 2023 | \$20,269.74 |
| Application Filing Fee | \$186.00 |
| NSF Charges | \$0.00 |
| Less the amount the Tenant paid to the Landlord since the application was filed | - \$0.00 |
| 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 | \$20,455.74 |

B. 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 August 7, 2023 | \$23,153.74 |
| Application Filing Fee | \$186.00 |
| NSF Charges | \$0.00 |
| Less the amount the Tenant paid to the Landlord since the application was filed | - \$0.00 |
| 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 | \$23,339.74 |

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

| | |
|--|--------------|
| Rent Owing To Hearing Date | \$19,606.00 |
| Application Filing Fee | \$186.00 |
| NSF Charges | \$0.00 |
| Less the amount the Tenant paid to the Landlord since the application was filed | - \$0.00 |
| 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 | - \$2,850.00 |
| Less the amount of the interest on the last month's rent deposit | - \$37.05 |

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|--|----------------------|
| 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 | \$16,904.95 |
| Plus daily compensation owing for each day of occupation starting June 8, 2023 | \$94.82 (per day) |