



Order under Section 69 Residential Tenancies Act, 2006

Citation: Medallion Corporation v David Bryan Scott Edwards, 2023 ONLTB 46598

Date: 2023-06-29

File Number: LTB-L-013697-23

In the matter of: 1805, 545 SHERBOURNE STREET TORONTO
ON M4X1W5

Between: Medallion Corporation Landlord

And

David Bryan Scott Edwards Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict David Bryan Scott Edwards (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on May 8, 2023. The Landlord's legal representative, S. Korman and the Tenant 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 \$1,695.10. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.73. This amount is calculated as follows: \$1,695.10 x 12, divided by 365 days.
5. The Tenant has paid \$1,675.10 to the Landlord since the application was filed.

6. The rent arrears owing to May 31, 2023 are \$7,095.50.
7. The Landlord is entitled to \$120.00 to reimburse the Landlord for administration charges and \$120.00 for bank fees the Landlord incurred as a result of 6 cheque given by or on behalf of the Tenant which was returned NSF.
8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,675.00 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.
10. Interest on the rent deposit, in the amount of \$48.78 is owing to the Tenant for the period from September 1, 2021 to May 8, 2023.
11. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. The Tenant moved into the rental unit August 2022, so this tenancy is relatively short. The only payment made since the application was filed was in March of 2023, in the amount of \$1,675.10 (equivalent to one month's rent).
13. The Tenant testified that when he moved into the apartment he was working with a different company, however suffered a workplace accident. Therefore, he was off work for some time. As of the date of the hearing, the Tenant was back working full-time and was making enough money to sustain the tenancy. After his expenses were accounted for he had approximately \$800.00 to live off of, however only proposed to give the Landlord \$300.00, which would equate to the payment being approximately 27 months. I find that the time it would take to make the Landlord whole is excessive in the circumstances.
14. The Tenant testified that he was in the process of trying to source funding from outside agencies to help him make a lumpsum payment to the Landlord.
15. The Tenant has had approximately 60 days to pay back the Landlord the money they owe or find alternative accommodations. The Tenant shall also receive some additional time due to the inevitable delay in the Landlord enforcing the order through the Sheriff's office. No additional time shall be given.

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:**

- \$9,231.60 if the payment is made on or before June 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$10,926.70 if the payment is made on or before July 10, 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 10, 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 10, 2023**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,563.46. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. 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 \$55.73 per day for the use of the unit starting May 9, 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 10, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 11, 2023 at 6.00% annually on the balance outstanding.
 8. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
 9. If the unit is not vacated on or before July 10, 2023, then starting July 11, 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 July 11, 2023.

June 29, 2023

Date Issued

Curtis Begg

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 January 11, 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 June 30, 2023

Rent Owing To June 30, 2023	\$10,465.70
Application Filing Fee	\$201.00
NSF Charges	\$240.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,675.10
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	\$9,231.60

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 10, 2023

Rent Owing To July 31, 2023	\$12,160.80
Application Filing Fee	\$201.00
NSF Charges	\$240.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,675.10
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	\$10,926.70

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

Rent Owing To Hearing Date	\$7,521.34
Application Filing Fee	\$201.00
NSF Charges	\$240.00

Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,675.10
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	- \$1,675.00
Less the amount of the interest on the last month's rent deposit	- \$48.78
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	\$4,563.46
Plus daily compensation owing for each day of occupation starting May 9, 2023	\$55.73 (per day)