



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

Citation: 1000257362 Ontario Inc. v Dane Wilson, 2023 ONLTB 46519

Date: 2023-06-28

File Number: LTB-L-069166-22

In the matter of: 12, 18 BRUBACHER ST
KITCHENER ON N2H2V9

Between: 1000257362 Ontario Inc. Landlord

And

Dane Wilson Tenant

1000257362 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dane Wilson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 8, 2023. The Landlord's agent, A. Corso 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 \$775.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$25.48. This amount is calculated as follows: \$775.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The parties agree that the rent arrears owing to May 31, 2023 are \$7,750.00.

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 on July 1, 2022 in the amount of \$775.00. Which they acknowledge they have not paid interest on. Interest owing on the deposit for the period July 1, 2022 to May 8, 2023 is \$12.65. This amount shall be credited to the Tenant on the amount outstanding.
9. 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.
10. As of the date of the hearing the Tenant was not working and was receiving income supplement through Ontario Works. She testified that she was in the application process with 'rent bank' and hoped to have a lump sum payment to the Landlord.
11. The Tenant lost her job in May of 2022 due to covid and also had some personal issues relating to sick relatives and requested 60 to 90 days to either find alternative accommodations or pay back the rent that she owes.
12. I canvassed the Landlord with respect to any immediate prejudice a 'standard order' with a voidable date 60 days from the hearing would cause. They testified that there was no immediate prejudice.
13. In consideration of both parties' circumstances, I find the above termination date to be reasonable. It provides the Tenant with additional time to either source funding to help her pay back the arrears she owes the Landlord or find alternative accommodations; while the delay is not so extensive to severely prejudice the Landlord.

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:**
 - \$8,711.00 if the payment is made on or before June 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$9,486.00 if the payment is made on or before July 9, 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 9, 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 9, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,577.19. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$25.48 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 9, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 10, 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 9, 2023, then starting July 10, 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 10, 2023.

June 28, 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 10, 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	\$8,525.00
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 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	\$8,711.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 9, 2023

Rent Owing To July 31, 2023	\$9,300.00
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 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	\$9,486.00

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

Rent Owing To Hearing Date	\$7,178.84
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	- \$775.00
Less the amount of the interest on the last month's rent deposit	- \$12.65

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	\$6,577.19
Plus daily compensation owing for each day of occupation starting May 9, 2023	\$25.48 (per day)