



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

**Citation:** Ottawa Community Housing v Leteberhan Negasi, 2023 ONLTB 45626

**Date:** 2023-06-26

**File Number:** LTB-L-001822-23

**In the matter of:** 465 LEBOUTILLIER AV  
OTTAWA ON K1K2W8

**Between:** Ottawa Community Housing Landlord

**And**

Leteberhan Negasi Tenant

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Leteberhan Negasi (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 June 6, 2023.

Only the Landlord's Agent Beth Cummings attended the hearing.

As of 2:13 p.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 \$1,507.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.55. This amount is calculated as follows: \$1,507.00 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 30, 2023 are \$13,294.00.
7. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.
10. The rental unit is an RGI unit. The Landlord's Agent indicated that the Tenant lost her subsidy in October 2022 because she did not provide the necessary paperwork and the Tenant's lawful monthly rent returned to market rent.
11. The Landlord's Agent testified that after the second of two rent cheques was returned NSF in November 2022 and pre-authorized payments were cancelled, the Landlord's Agent contacted the Tenant by email. In January 2023, the Landlord's Agent left voicemail at the two phone numbers on file for the Tenant about providing the necessary documents to regain the subsidy. In March 2023, the Landlord's Agent provided the Tenant with the hearing information by email and phoned both numbers (one of which was out of service). On May 29, 2023, the Landlord's Agent served the Tenant with the L1/L9 Update sheet and invited her to contact the Landlord. No responses were received.
12. The Landlord's Agent stated that the Tenant lives in the rental unit with three daughters aged from 17-19. The Landlord's Agent also indicated that she will send a Tenant Support Worker to the unit to attempt to speak with the Tenant.
13. The Tenant was not present at the hearing to provide information for me to consider with respect to eviction. 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.

**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:**

- \$13,520.00 if the payment is made on or before June 30, 2023. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$15,027.00 if the payment is made on or before July 7, 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 7, 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 7, 2023**
  5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$12,310.30. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
  6. The Tenant shall also pay the Landlord compensation of \$49.55 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 July 7, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 8, 2023 at 6.00% annually on the balance outstanding.
  8. If the unit is not vacated on or before July 7, 2023, then starting July 8, 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 July 8, 2023.

**June 26, 2023**

**Date Issued**

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Margo den Haan

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 8, 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	\$13,294.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$13,520.00</b>

**B. 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 31, 2023	\$14,801.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$15,027.00</b>

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

Rent Owing To Hearing Date	\$12,084.30
Application Filing Fee	\$186.00
NSF Charges	\$40.00
<b>Total amount owing to the Landlord</b>	<b>\$12,310.30</b>
Plus daily compensation owing for each day of occupation starting June 7, 2023	\$49.55 (per day)