



Order under Section 69 Residential Tenancies Act, 2006

Citation: Eddie Llanora v Emmanuel Escobar, 2023 ONLTB 36273

Date: 2023-06-22

File Number: LTB-L-060197-22

In the matter of: 458 BRIGADOON DR
HAMILTON ON L9C6E4

Between: Eddie Llanora and Maria Dolores Llanora Landlords

And

Emmanuel Escobar Tenant

Eddie Llanora and Maria Dolores Llanora (the 'Landlords') applied for an order to terminate the tenancy and evict Emmanuel Escobar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 25, 2023.

Only the Landlords attended the hearing.

As of 2:08 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 Landlords' evidence.

Determinations:

1. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Nonpayment 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 \$550.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$18.08. This amount is calculated as follows: $\$550.00 \times 12$, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.

6. The rent arrears owing to April 30, 2023 are \$4,400.00.
7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$550.00 from the Tenant and this deposit is still being held by the Landlords. 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 \$18.99 is owing to the Tenant for the period from June 1, 2021 to April 25, 2023.
10. The Landlords testified that in August 2022, the Tenant informed them that he was waiting for Employment Insurance payments and that they last spoke to him in December. No payments were received. They stated that the Tenant is the only occupant of the unit.
11. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$5,686.00 if the payment is made on or before June 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$6,236.00 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 3, 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 3, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$3,919.01. 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 Landlords owe 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 Landlords compensation of \$18.08 per day for the use of the unit starting April 26, 2023 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before July 3, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 4, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 3, 2023, then starting July 4, 2023, the Landlords 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 Landlords on or after July 4, 2023.

June 22, 2023

Date Issued

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 3, 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	\$5,500.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$5,686.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2023

Rent Owing To July 31, 2023	\$6,050.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$6,236.00

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

Rent Owing To Hearing Date	\$4,302.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$550.00
Less the amount of the interest on the last month's rent deposit	- \$18.99
Total amount owing to the Landlords	\$3,919.01
Plus daily compensation owing for each day of occupation starting April 26, 2023	\$18.08 (per day)