



Order under Section 69 Residential Tenancies Act, 2006

Citation: Pinedale Properties Ltd. v Mohammed Shahab Uddin, 2023 ONLTB 44191

Date: 2023-06-16

File Number: LTB-L-077770-22

In the matter of: 2308, 7 CRESCENT PL
EAST YORK ON M4C5L7

Between: Pinedale Properties Ltd. Landlord

And

Mohammed Shahab Uddin Tenant

Pinedale Properties Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Shahab Uddin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 6, 2023.

Only the Landlord's Legal Representative Kevin Kok and Landlord's Agent Mario Gambelic attended the hearing.

As of 10:23 a.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 \$1,080.89. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$35.54. This amount is calculated as follows: \$1,080.89 x 12, divided by 365 days.
5. The Tenant has paid \$5,216.78 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2023 are \$2,322.62.
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 \$1,046.16 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 \$18.81 is owing to the Tenant for the period from May 1, 2022 to June 6, 2023.
10. The Landlord's Agent testified that monthly reminder letters are sent to Tenants who are in arrears of rent. On April 18, 2023, the Landlord's Agent sent a letter to the Tenant to inform him that an application had been filed which contained information on community resources and to offer a payment plan. No response was received.
11. The Landlord's Agent stated that regular payments have been made, including two payments in May 2023, although the Tenant has not yet been able to catch up on the arrears. Because of the payments, the Landlord requested a standard order with an extension of time to void to July 31, 2023.
12. 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 not be unfair to postpone the eviction until July 31, 2023 pursuant to subsection 83(1)(b) 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:**
 - \$2,508.62 if the payment is made on or before June 30, 2023. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$3,589.51 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 \$576.00. 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 \$35.54 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 31, 2023, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 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.

June 16, 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 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 June 30, 2023

Rent Owing To June 30, 2023	\$7,539.40
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,216.78
Total the Tenant must pay to continue the tenancy	\$2,508.62

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	\$8,620.29
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,216.78
Total the Tenant must pay to continue the tenancy	\$3,589.51

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

Rent Owing To Hearing Date	\$6,671.75
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,216.78
Less the amount of the last month's rent deposit	- \$1,046.16
Less the amount of the interest on the last month's rent deposit	- \$18.81
Total amount owing to the Landlord	\$576.00
Plus daily compensation owing for each day of occupation starting June 7, 2023	\$35.54 (per day)