



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

Citation: 2212024 Ontario Inc. v Rachelle Campeau, 2023 ONLTB 41078

Date: 2023-06-06

File Number: LTB-L-078454-22

In the matter of: 7, 1441 Wyandotte Street E
Windsor ON N9A3L1

Between: 2212024 Ontario Inc. Landlord

And

Rachelle Campeau Tenant

2212024 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rachelle Campeau (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 24, 2023.

The Landlord's representative, Alicja Augustyn and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel and obtained summary legal information prior to the commencement of 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 \$730.80. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$24.03. This amount is calculated as follows: $\$730.80 \times 12$, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.

6. The rent arrears owing to May 31, 2023 are \$5,413.00.
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 of \$695.00 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.
9. Interest on the rent deposit, in the amount of \$65.98 is owing to the Tenant for the period from May 26, 2017 to May 24, 2023.
10. The Tenant indicated she had section 82 issues which have led to her desire to vacate the rental unit, however had not complied with rules related to notification/disclosure so was not permitted to present evidence at the hearing. The Tenant reserves the right to raise these issues and will further investigate filing her own application.
11. The Tenant did not dispute the amount of arrears. She advised she intends to pay what she owes but has a desire to terminate the tenancy. She has saved money she would otherwise have paid the Landlord to use as a first and last month's rent elsewhere. She has been packing and is hoping she will have a new rental unit by June 01, 2023. As she has not yet secured alternative housing, she was unsure exactly when she could vacate but believed by June 30, 2023 at the latest.
12. The Landlord sought a standard order as a further delay would be unfairly prejudicial to the Landlord.
13. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenant. I have also considered the Tenant's personal circumstances and balanced this with any potential prejudice to the Landlord. When considering the time from the hearing to the issuance of the order, the Tenant's unlikeliness to pay and rent that comes due to the Landlord while still in possession of the unit and the delay the Landlord will experience when attempting to enforce the eviction, I 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:**
 - \$6,329.80 if the payment is made on or before June 17, 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 June 17, 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 June 17, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,683.94. 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 \$24.03 per day for the use of the unit starting May 25, 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 June 17, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 18, 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 June 17, 2023, then starting June 18, 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 June 18, 2023.

June 6, 2023
Date Issued

Troy Rossignol

Vice Chair, 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 December 18, 2023 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.

*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

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 17, 2023

Rent Owing To June 30, 2023	\$6,143.80
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	\$6,329.80

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

Rent Owing To Hearing Date	\$5,258.92
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	- \$695.00
Less the amount of the interest on the last month's rent deposit	- \$65.98
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	\$4,683.94
Plus daily compensation owing for each day of occupation starting May 25, 2023	\$24.03 (per day)