



Order under Section 69 Residential Tenancies Act, 2006

Citation: Pradeep Singh v Ikenna Chukwunyere, 2023 ONLTB 40790

Date: 2023-06-02

File Number: LTB-L-014810-23

In the matter of: 1620, 8 Nahani Way
Mississauga Ontario L4Z0C6

Between: Mala Singh and Pradeep Singh

Landlords

And

Ikenna Chukwunyere

Tenant

Mala Singh and Pradeep Singh (the 'Landlords') applied for an order to terminate the tenancy and evict Ikenna Chukwunyere (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 13, 2023.

The Landlords, the Landlords' legal representative, R. Bent, and the Tenant attended the hearing.

Determinations:

1. The Landlords 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 \$2,450.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$80.55. This amount is calculated as follows: \$2,450.00 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 April 30, 2023 are \$12,250.00.
7. The Landlords incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,450.00 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 \$82.60 is owing to the Tenant for the period from June 1, 2021 to April 13, 2023.

10. The Tenant admits that he has not paid any rent since the application was filed. He said that he did not pay rent because of an unreasonable rent increase that the Landlords served on him. He said that he wants to arrange a payment plan with the Landlords to repay the arrears over 12 months.
11. The Tenant said that he is not currently working, but he has had intermittent contracts for a cleaning company. He said the last contract terminated in January 2023. He said that the only other income is a child tax credit, and help he can receive from friends. He lives in the rental unit with his wife and three young children.
12. The Tenant does not have any income at the moment, and he does not have any current prospect of a regular income that would support payments of the rent going forward. Consequently, I find that the Tenant would not be able to meet the terms of his proposed payment plan.
13. I have considered all of the disclosed circumstances above in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and I find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. In particular, the Tenant does not have a regular income, and he has not paid any rent at all for at least six months. The arrears are substantial, and they are increasing each month. I find that the tenancy is no longer viable, and it is prejudicial to the Landlords for the tenancy to continue.

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:**
 - \$17,351.00 if the payment is made on or before June 13, 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 13, 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 13, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,515.55. 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 Landlords compensation of \$80.55 per day for the use of the unit starting April 14, 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 June 13, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 14, 2023 at 6.00% annually on the balance outstanding.
8. The Landlords 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 13, 2023, then starting June 14, 2023, the Landlords 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 14, 2023.

June 2, 2023
Date Issued

Nancy Morris
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 December 14, 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.

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 13, 2023

Rent Owing To June 30, 2023	\$17,150.00
Application Filing Fee	\$201.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlords 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 Landlords owe 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	\$17,351.00

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

Rent Owing To Hearing Date	\$10,847.15
Application Filing Fee	\$201.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlords 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	- \$2,450.00
Less the amount of the interest on the last month's rent deposit	- \$82.60
Less the amount the Landlords owe 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 Landlords	\$8,515.55
Plus daily compensation owing for each day of occupation starting April 14, 2023	\$80.55 (per day)

