



Order under Section 69 Residential Tenancies Act, 2006

Citation: DURHAM REGION NON-PROFIT HOUSING CORPORATION v Elo Simmonds, 2023
ONLTB 40418

Date: 2023-06-02

File Number: LTB-L-072920-22

In the matter of: 32, 1580 KINGSTON RD
PICKERING ON L1V6M6

Between: DURHAM REGION NON-PROFIT HOUSING CORPORATION Landlord

And

Elo Simmonds Tenant

DURHAM REGION NON-PROFIT HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Elo Simmonds (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 10, 2023.

Only the Landlord's agent Arlene Herscheid 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 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 \$1,316.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$43.27. This amount is calculated as follows: \$1,316.00 x 12, divided by 365 days.
5. The Tenant has paid \$8,200.00 to the Landlord since the application was filed.

6. The rent arrears owing to May 31, 2023 are \$1,213.61.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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8. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
9. The Landlord's agent advised that the parties had arrived at a consent for the remainder of the arrears owing. Noting that the Tenant did not attend the hearing, the Landlord was open to an extended order as the Tenant has demonstrated good faith and has paid \$8,200.00 towards the arrears as of the date of the hearing.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,399.61 for arrears of rent up to May 31, 2023 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance to the following schedule:
 - \$599.61 on or before June 30, 2023
 - \$400.00 on or before July 15, 2023
 - \$400.00 on or before August 15, 2023
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2023 to August 1, 2023, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2023.

June 2, 2023

Date Issued

Alicia Johnson

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.