



Order under Section 69 Residential Tenancies Act, 2006

Citation: Maple Avenue Properties Ltd. v Justin Stroud, 2023 ONLTB 38470

Date: 2023-05-24

File Number: LTB-L-070076-22

In the matter of: 314, 510 MAPLE AVE BURLINGTON
ON L7S1M5

Between: Maple Avenue Properties Ltd. Landlord

And

Justin Stroud Tenant

Maple Avenue Properties Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Stroud (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 Legal Representative Sabrina Sciulli attended the hearing.

As of 10:45 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. Since the Tenant did not attend and the Landlord was prepared to proceed, the matter proceeded by way of an uncontested hearing pursuant to section 7 of the *Statutory Powers Procedure Act*, R.S.O. 1990.

Determinations:

1. At the hearing the Landlord's Legal Representative relied on oral submissions and referred to documents to support their application.
2. 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent was \$1,725.00 and it increased to \$1,768.11 on February 1, 2023. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$58.13. This amount is calculated as follows: \$1,768.11 x 12, divided by 365 days.
6. The Tenant has paid \$1,800.00 to the Landlord since the application was filed.
7. The rent arrears owing to May 31, 2023 are \$10,447.44.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,725.00 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.
10. Interest on the rent deposit, in the amount of \$19.85 is owing to the Tenant for the period from February 2, 2022 to May 10, 2023.
11. The Landlord's Legal Representative submitted that ongoing discussions with the Tenant had taken place in an effort to reach a payment agreement with the Tenant. Ms. Sciulli stated the Tenant had sent an email advising he would not attend the hearing due to a specialist appointment but requested until June 16, 2023 to pay the rent arrears. Ms. Sciulli request the termination date be postponed to that date to give the Tenant a full opportunity to maintain the Tenancy.
12. I asked Ms. Sciulli if she was aware of any circumstances the Tenant may be experiencing that would make an eviction unfair. She stated she was aware of none. Ms. Sciulli added the Tenant had been away from work due to an injury but has since returned to his employment.
13. 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 June 16, 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:**
 - \$10,633.44 if the payment is made on or before May 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$12,401.55 if the payment is made on or before June 16, 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 16, 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 16, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,701.78. 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 \$58.13 per day for the use of the unit starting May 11, 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 16, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 17, 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 16, 2023, then starting June 17, 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 17, 2023.

2023 ONL TB 38470 (CanLII)

May 24, 2023

Date Issued

John Cashmore

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 17, 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 May 31, 2023

Rent Owing To May 31, 2023	\$12,247.44
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,800.00
Total the Tenant must pay to continue the tenancy	\$10,633.44

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 16, 2023

Rent Owing To June 30, 2023	\$14,015.55
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,800.00
Total the Tenant must pay to continue the tenancy	\$12,401.55

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

Rent Owing To Hearing Date	\$11,060.63
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,800.00
Less the amount of the last month's rent deposit	- \$1,725.00
Less the amount of the interest on the last month's rent deposit	- \$19.85
Total amount owing to the Landlord	\$7,701.78
Plus daily compensation owing for each day of occupation starting May 11, 2023	\$58.13 (per day)