



Order under Section 69 Residential Tenancies Act, 2006

Citation: Starlight Canadian Residential Growth Fund v Frtuna Gebremedhim, 2023 ONLTB 34946

Date: 2023-05-11

File Number: LTB-L-058167-22

In the matter of: 1003, 37 VANIER DR
KITCHENER ON N2C2P6

Between: Starlight Canadian Residential Growth Fund Landlord

And

Frtuna Gebremedhim
Mobil Gebremedhim
Tekea Tesfamariam

Tenants

Starlight Canadian Residential Growth Fund (the 'Landlord') applied for an order to terminate the tenancy and evict Frtuna Gebremedhim, Mobil Gebremedhim and Tekea Tesfamariam (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord's legal representative, Prarthana Bhat, attended the hearing.

As of 2:56pm, the Tenants were 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 Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,567.57. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$51.54. This amount is calculated as follows: \$1,567.57 x 12, divided by 365 days.
5. The Tenants have paid \$9,455.62 to the Landlord since the application was filed.

6. The rent arrears owing to April 30, 2023 are \$1,402.02.
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 \$1,699.45 from the Tenants 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 \$13.27 is owing to the Tenants for the period from January 1, 2023 to April 24, 2023.
10. The Tenants did not attend the hearing to make submissions regarding their unique circumstances to consider any relief from eviction.
11. The Landlord has tried reaching out to the Tenants to work out a payment plan, including sending letters to the Tenant to invite them to reach out to the Landlord regarding the arrears. The Tenants have not responded to the Landlords correspondence.
12. The Tenants recently paid April rent, however the amount was not paid on the first of the month and the Tenants continue to have an arrears balance which is just under a full month's rent.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenants, and 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 Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$3,155.59 if the payment is made on or before May 15, 2023. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after May 15, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before May 15, 2023**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$455.31. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing

to the Tenants \$51.54 per day for compensation for the use of the unit starting April 25, 2023 until the date the Tenants move out of the unit.

6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before May 15, 2023, then starting May 16, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 May 16, 2023.

May 11, 2023

Date Issued

Terri van Huisstede
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 November 16, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 15, 2023

Rent Owing To May 31, 2023	\$12,425.21
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$9,455.62
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants are entitled to	- \$0.00
Total the Tenants must pay to continue the tenancy	\$3,155.59

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

Rent Owing To Hearing Date	\$10,527.03
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$9,455.62
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$1,699.45
Less the amount of the interest on the last month's rent deposit	- \$13.27
Less the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants are entitled to	- \$0.00
Total amount owing to the Landlord	\$(455.31)
Plus daily compensation owing for each day of occupation starting April 25, 2023	\$51.54 (per day)