



Order under Section 69 Residential Tenancies Act, 2006

Citation: Whiton v Callender, 2023 ONLTB 34111

Date: 2023-05-01

File Number: LTB-L-047511-22

In the matter of: 4, 213 Crysler Street Delhi
ON N4B1H9

Between: Michael Whiton Landlord

And

Kristin Rasheed Callender Tenant

Michael Whiton (the 'Landlord') applied for an order to terminate the tenancy and evict Kristin Rasheed Callender (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 27, 2023.

Only the Landlord attended the hearing.

As of 10:20 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. 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 \$620.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$20.38. This amount is calculated as follows: \$620.00 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 March 31, 2023 are \$11,110.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlord testified that the Tenant doesn't answer his texts and will shut the blinds and lock the door if the Landlord comes to the door of the rental unit. He stated that the Tenant lives with his girlfriend and there is a child of 5 or 6 years old also residing in the rental unit.
10. 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 May 12, 2023 pursuant to subsection 83(1)(b) of the Act.
11. I find that the Tenant has been aware of the application since August of 2022 and has paid no rent since then. Because the Tenant did not attend the hearing, there is no evidence as to why two adults residing in the rental unit would not be able to make any rent payments. The outstanding arrears represent almost 18 months of unpaid rent.

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:**
 - \$12,434.10 if the payment is made on or before May 12, 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 May 12, 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 May 12, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$11,214.48. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$20.38 per day for the use of the unit starting March 28, 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 May 12, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 13, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 12, 2023, then starting May 13, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. 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 13, 2023.

May 1, 2023

Date Issued

Margo den Haan
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 13, 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 12, 2023

Rent Owing To May 31, 2023	\$12,248.10
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$12,434.10

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

Rent Owing To Hearing Date	\$11,028.48
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$11,214.48
Plus daily compensation owing for each day of occupation starting March 28, 2023	\$20.38 (per day)

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