



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: Searock Investments Limited v Larabee, 2023 ONLTB 32276

Date: 2023-04-26

File Number: LTB-L-047045-22

In the matter of: 1, 479 King St E Hamilton
ON L8N1C7

Between: Searock Investments Limited Landlord

Bashir Abdullahi, Michael Repic and Wayne Larabee Tenant
And

Searock Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Bashir Abdullahi, Michael Repic and Wayne Larabee (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 14, 2023.

Only the Landlord's representative Amber Larocque attended the hearing.

As of 1:30 p.m. 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 Nonpayment 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. The Landlord's agent testified that one of the Tenants had vacated the rental unit. However, the Landlord did not enter into a new lease agreement with the existing Tenants.
3. The lawful rent is \$1,679.34. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.21. This amount is calculated as follows: $\$1,679.34 \times 12$, 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 \$12,314.72.
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 \$1,695.93 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 \$17.00 is owing to the Tenants for the period from January 1, 2022 to March 14, 2023.
10. The Landlord's representative requested that the Board issue a standard order (11-day eviction. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Landlord has made numerous attempts to contact the Tenants to arrange for payment of the rent arrears but the Tenants do not respond and also have not honoured payment arrangements made with the Landlord prior to the hearing . The Tenants have not made a payment to the Landlord since the application was filed and the arrears are substantial. It would be prejudicial to the Landlord to deny eviction.

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:**
 - \$14,180.06 if the payment is made on or before April 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$15,859.40 if the payment is made on or before May 7, 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 7, 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 Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before May 7, 2023**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$9,881.39. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$55.21 per day for the use of the unit starting March 15, 2023 until the date the Tenants move out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before May 7, 2023, the Tenants will start to owe interest. This will be simple interest calculated from May 8, 2023 at 6.00% annually on the balance outstanding.
 8. The Landlord or the Tenants 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 May 7, 2023, then starting May 8, 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 May 8, 2023.

April 26, 2023

Date Issued

Maria Shaw

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 8, 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 April 30, 2023

Rent Owing To April 30, 2023	\$13,994.06
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
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	\$14,180.06

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 7, 2023

Rent Owing To May 31, 2023	\$15,673.40
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
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 Tenant must pay to continue the tenancy	\$15,859.40

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

Rent Owing To Hearing Date	\$11,408.32
Application Filing Fee	\$186.00
NSF Charges	\$0.00

Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
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	- \$1,695.93
Less the amount of the interest on the last month's rent deposit	- \$17.00
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 amount owing to the Landlord	\$9,881.39
Plus, daily compensation owing for each day of occupation starting March 15, 2023	\$55.21 (per day)