



Order under Section 69 Residential Tenancies Act, 2006

Citation: Peel Housing Corp o/a Peel Living v Hulaj, 2023 ONLTB 32033

Date: 2023-04-24

File Number: LTB-L-052621-22

In the matter of: 205-405 Rathburn Road East Mississauga,
ON L4Z 1V6

Between: Peel Housing Corp o/a Peel Living Landlord

And

Blerta Hulaj Tenant

Peel Housing Corp o/a Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Blerta Hulaj (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 29, 2023.

The Landlord's Legal Representative Nadia Nawrocky and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to the hearing.

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 \$781.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$25.68. This amount is calculated as follows: \$781.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,250.00 to the Landlord since the application was filed.

6. The rent arrears owing to March 31, 2023 are \$5,660.00.
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 \$779.84 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.
9. Interest on the rent deposit, in the amount of \$4.70 is owing to the Tenant for the period from January 1, 2023 to March 29, 2023.

Section 83 Considerations

10. The Tenant disputed the amount owing and submitted evidence showing when payments were made by her to the Landlord however, it was determined that the payments made by the Tenant were included in the Landlords L1/L9 update sheet.
11. The Tenant testified that she had been living with her son however, he vacated the unit leaving her to pay for a two-bedroom unit. The Tenant testified that she has requested a transfer from the Landlord but was denied.
12. The Tenant testified that she has been harassed by other tenants in the residential complex and has had issues with her drinking water as well.
13. The Tenant offered to repay the arrears by paying \$500.00 a month. The Tenant testified that receives approximately \$1,600.00 monthly from CPP disability and ODSP.
14. Based on the circumstances of the Tenant, the tenancy will be terminated however, the termination date will be delayed until June 30, 2023 to allow the Tenant to either pay the arrears or find a new unit.
15. 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 30, 2023 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

16. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
17. **The Tenant may void this order and continue the tenancy by paying to the Landlord:**
 1. \$6,627.00 if the payment is made on or before April 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- 2. \$7,408.00 if the payment is made on or before May 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- 3. \$8,189.00 if the payment is made on or before June 30, 2023. See Schedule 1 for the calculation of the amount owing.

18. 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 30, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.

19. 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 30, 2023.

20. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,025.18. 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.

21. The Tenant shall also pay the Landlord compensation of \$25.68 per day for the use of the unit starting March 30, 2023 until the date the Tenant moves out of the unit.

22. If the Tenant does not pay the Landlord the full amount owing on or before May 5, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 6, 2023 at 6.00% annually on the balance outstanding.

23. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

24. If the unit is not vacated on or before June 30, 2023, then starting July 1, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

25. 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 July 1, 2023.

April 24, 2023

Date Issued

Jagger Benham

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 January 1, 2024 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 April 30, 2023

Rent Owing To April 30, 2023	\$7,691.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,250.00
Total the Tenant must pay to continue the tenancy	\$6,627.00

B. 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	\$8,472.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,250.00
Total the Tenant must pay to continue the tenancy	\$7,408.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2023

Rent Owing To June 30, 2023	\$9,253.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,250.00
Total the Tenant must pay to continue the tenancy	\$8,189.00

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

Rent Owing To Hearing Date	\$6,873.72
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,250.00
Less the amount of the last month's rent deposit	- \$779.84
Less the amount of the interest on the last month's rent deposit	- \$4.70
Total amount owing to the Landlord	\$5,025.18
Plus daily compensation owing for each day of occupation starting March 30, 2023	\$25.68 (per day)