



**Order under Section 94
Residential Tenancies Act, 2006**

Citation: Skyline Living v Parsons, 2023 ONLTB 31875

Date: 2023-04-18

File Number: LTB-L-022453-22

In the matter of: 512, 87 COMPTON ST
KINGSTON ON K7K5Z3

Between: Skyline Living Landlord

And

Tracey Parsons Tenant

Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Tracey Parsons (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 9, 2023. Only the Landlord's agent, H. Lothian attended the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the application is granted.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on October 21, 2022.
4. The Landlord terminated the employment of the Tenant on April 11, 2022. The Tenant has not vacated the superintendent's premises and more than one week has passed since their employment was terminated.

5. The Landlord provided the Tenant an extension to find another rental unit from April 11, 2022, to April 17, 2022. Therefore, the Landlord only sought compensation starting April 18, 2022.

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6. The Tenant was required to pay the Landlord \$8,500.20 in daily compensation for use and occupation of the rental unit for the period from April 18, 2023 until October 21, 2022, which is the date the Tenant vacated the rental unit.
7. Based on the Monthly rent, the daily compensation is \$45.70. This amount is calculated as follows: \$1,390.00 x 12, divided by 365 days.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of October 21, 2022.
2. The Tenant shall pay to the Landlord \$8,500.20 in daily compensation
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant owes the Landlord is \$8,686.20.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 29, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 30, 2023 at 6.00% annually on the balance outstanding.

April 18, 2023

Date Issued

Curtis Begg

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.

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