



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

**Citation:** Avenue ltd. v Rocha, 2023 ONLTB 31172

**Date:** 2023-04-12

**File Number:** LTB-L-052467-22

**In the matter of:** 1112, 100 Raglan Avenue  
Toronto ON M6C2L3

**Between:** 100 raglan Avenue ltd. Landlord

### **And**

Joe Fernandes Rocha Tenant

100 raglan Avenue ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Joe Fernandes Rocha (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

Only the Landlord's representative, Sean Beard attended the hearing.

As of 1:40 p.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 \$1,325.86. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$43.59. This amount is calculated as follows:  $\$1,325.86 \times 12$ , divided by 365 days.
5. The Tenant has paid \$5,050.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2023 are \$6,688.70.
7. The Landlord is entitled to \$100.00 to reimburse the Landlord for administration charges and \$25.00 for bank fees the Landlord incurred as a result of 5 cheques given by or on behalf of the Tenant which was returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,247.06 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.
10. Interest on the rent deposit, in the amount of \$7.52 is owing to the Tenant for the period from January 1, 2023 to March 29, 2023.
11. 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 Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. The Landlord's Legal Representative submitted that the Landlord is unaware of any circumstances of the Tenants that would cause the termination of the tenancy to be delayed or denied.
13. The Tenants did not attend the hearing to give evidence of their circumstances and thus, I did not have the opportunity to hear their evidence regarding their circumstances or to dispute the Landlord's application for an eviction order.
14. The Landlord's representative testified that the Landlord had been in contact with the Tenant prior to the hearing to attempt to negotiate the arrears with a repayment plan however the Tenant was not able to commit to a firm plan. I am satisfied the Landlord met their obligation to attempt to negotiate a repayment plan with the Tenants.

**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:**
  - \$8,325.56 if the payment is made on or before April 23, 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 April 23, 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 April 23, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,311.37. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. 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.
6. The Tenant shall also pay the Landlord compensation of \$43.59 per day for the use of the unit starting March 30, 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 April 23, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 24, 2023 at 6.00% annually on the balance outstanding.
8. The Landlord or the Tenant 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 April 23, 2023, then starting April 24, 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 April 24, 2023.

**April 12, 2023**

**Date Issued**

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Camille Clyne

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 October 24, 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 April 23, 2023**

Rent Owing To April 30, 2023	\$13,064.56
Application Filing Fee	\$186.00
NSF Charges	\$125.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$5,050.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$8,325.56</b>

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

Rent Owing To Hearing Date	\$11,676.95
Application Filing Fee	\$186.00
NSF Charges	\$125.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$5,050.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,247.06
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$7.52
<b>Total amount owing to the Landlord</b>	<b>\$5,311.37</b>
Plus daily compensation owing for each day of occupation starting March 30, 2023	\$43.59 (per day)

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