



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Starlight Canadian Residential Growth Fund III v Cromwell, 2023 ONLTB 30597

**Date:** 2023-04-12

**File Number:** LTB-L-051775-22

**In the matter of:** 0206, 7 JACKES AVE  
TORONTO ON M4T1E3

**Between:** Starlight Canadian Residential Growth Fund III Landlord

**And**

Ira Cromwell and Martha Wilson Tenant

Starlight Canadian Residential Growth Fund III (the 'Landlord') applied for an order to terminate the tenancy and evict Ira Cromwell and Martha Wilson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on March 28, 2023 at 1:00 pm.

The Landlord Representative Jeff Shabes and the Tenants attended the hearing.

**Determinations:**

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment 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 was still in possession of the rental unit.
3. The lawful rent is \$1,537.99. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$50.56. This amount is calculated as follows: \$1,537.99 x 12, divided by 365 days.
5. The Tenants has paid \$1,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2023 are \$12,571.25.
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 \$1,500.48 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.

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9. Interest on the rent deposit, in the amount of \$28.37 is owing to the Tenants for the period from June 26, 2022 to March 28, 2023.
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 31, 2023 pursuant to subsection 83(1)(b) of the Act.
11. Specifically, at the hearing the Tenant Ira Cromwell didn't dispute the arrears but testified that they had started to accumulate due to a lack of employment. Testifying that he worked contract to contract, he submitted that as scientific researcher, his industry hadn't fully recovered from COVID-19 but it was his genuine intent to maintain the tenancy.
12. Based on the circumstances presented before me I am satisfied that a brief delay in eviction will afford the Tenants the time to either secure financial aid or find another rental property while not unduly prejudicing the Landlord.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$12,757.25 if the payment is made on or before April 30, 2023. See Schedule 1 for the calculation of the amount owing.

**OR**

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 has paid the full amount owing as ordered plus any additional rent that became due after May 31, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants does not pay the amount required to void this order the Tenants must move out of the rental unit on or before May 31, 2023**
5. If the Tenants does not void the order, the Tenants shall pay to the Landlord \$11,077.20. 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 \$50.56 per day for the use of the unit starting March 29, 2023 until the date the Tenants moves out of the unit.
7. If the Tenants does not pay the Landlord the full amount owing on or before April 23, 2023, the Tenants will start to owe interest. This will be simple interest calculated from April 24, 2023 at 5.00% 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 31, 2023, then starting June 1, 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 June 1, 2023.

**April 12, 2023**  
**Date Issued**

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Kelly Delaney  
Member, Landlord and Tenants 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 December 1, 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 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	\$13,571.25
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$1,000.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total the Tenants must pay to continue the tenancy</b>	<b>\$12,757.25</b>

**B.**

**C. Amount the Tenants must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$13,419.57
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$1,000.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,500.48
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$28.37
<b>Less</b> the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$11,077.20</b>
Plus daily compensation owing for each day of occupation starting March 29, 2023	\$50.56 (per day)

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