



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Renfrew County Housing Corporation v Rodgers, 2023 ONLTB 29470

**Date:** 2023-04-04

**File Number:** LTB-L-033263-22

**In the matter of:** 204, 5967 Palmer Rapids Road  
Palmer Rapids ON K0J2E0

**Between:** Renfrew County Housing Corporation Landlord

**And**

Travis Rodgers Tenant

Renfrew County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Travis Rodgers (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 31, 2023.

The Landlord's Agent Angela Blackburn and the Tenant attended the hearing. The Tenant spoke with Tenant Duty Counsel, and the parties attempted to come to a resolution through mediation but were unable to reach an agreement 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 \$801.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$26.33. This amount is calculated as follows: \$801.00 x 12, divided by 365 days.
5. The Tenant has paid \$973.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2023 are \$8,718.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

9. The Tenant testified that he had recently found out about the N4 Notice, then that he felt that there was prejudice to him because of the amount of time since he received the notice. He testified that he is eligible for some community assistance and needed to find some paperwork, but it was unclear from his testimony if he had applied.
10. It was the Landlord's evidence that the Tenant lost his housing subsidy in January 2022. The Landlord's Agent testified that the Landlord had been in contact regularly with the Tenant since June 10, 2022 when the application was filed, reminder letters had been sent, and that housing case workers had reached out to the Tenant to attempt to provide assistance.
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.

**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:**
  - \$11,307.00 if the payment is made on or before April 15, 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 15, 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 15, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,904.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$26.33 per day for the use of the unit starting February 1, 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 15, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 15, 2023, then starting April 16, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. 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 16, 2023.

**April 4, 2023**  
**Date Issued**

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Margo den Haan  
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 16, 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 15, 2023**

Rent Owing To April 30, 2023	\$12,094.00
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$973.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$11,307.00</b>

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

Rent Owing To Hearing Date	\$9,691.00
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$973.00
<b>Total amount owing to the Landlord</b>	<b>\$8,904.00</b>
Plus daily compensation owing for each day of occupation starting February 1, 2023	\$26.33 (per day)