



Order under Section 69 Residential Tenancies Act, 2006

Citation: DUPONT/LANSDOWNE HOLDINGS INC. v Lajosne, 2023 ONLTB 29320

Date: 2023-04-04

File Number: LTB-L-038853-22

In the matter of: 233, 1401 DUPONT STREET TORONTO
ON M6H2B1

Between: DUPONT/LANSDOWNE HOLDINGS INC. Landlord

And

Olah Lajos and Olah Lajosne Tenants

DUPONT/LANSDOWNE HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Olah Lajos and Olah Lajosne (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques, but these were waived at the hearing due to a lack of evidence.

This application was heard by videoconference on February 14, 2023.

Only the Landlord's Legal Representative, Carrie Aylwin, attended the hearing.

As of 2:36 pm, the Tenants were 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 Tenants with a valid Notice to End Tenancy Early for Nonpayment 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 were still in possession of the rental unit.

3. As of October 1, 2022, the monthly rent is \$1,568.60. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$51.57. This amount is calculated as follows: \$1,568.60 x 12, divided by 365 days.
5. The Tenants have paid \$1,500.00 to the Landlord since the application was filed.
6. After accounting the payment in paragraph 5 above, the rent arrears owing to February 28, 2023 are \$13,308.34. As there are two more months of new rent due, that is for March and April 2023, the updated amount of rent arrears and rent due equals \$16,445.54 up to April 30, 2023.
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 \$1,550.00 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 \$33.89 is owing to the Tenant for the period from September 24, 2021 to February 14, 2023.
10. 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:**
 - **\$16,631.54** if the payment is made on or before April 15, 2023. See Schedule 1A for the calculation of the amount owing.
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 have 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 Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 15, 2023.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord **\$11,063.83**. 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 1B for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$51.57 per day for the use of the unit starting February 15, 2023 until the date the Tenants move out of the unit.
7. If the Tenants do 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 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 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.
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 16, 2023.

April 4, 2023

Date Issued

15 Grosvenor Street, Ground Floor Toronto
ON M7A 2G6

Alex Brkic

Member, Landlord and Tenant Board

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.

*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

**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 14, 2023

Rent Owing To April 30, 2023	\$17,945.54
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,500.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Total the Tenants must pay to continue the tenancy	\$16,631.54

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date (February 14, 2023)	\$13,961.72
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,500.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$1,550.00
Less the amount of the interest on the last month's rent deposit	- \$33.89
Total amount owing to the Landlord	\$11,063.83
Plus daily compensation owing for each day of occupation starting February 15, 2023	\$51.57 (per day)