



Order under Section 69 Residential Tenancies Act, 2006

Citation: Starlight Blackstar OPCO 2 ULC v Green, 2023 ONLTB 28022

Date: 2023-03-31

File Number: LTB-L-041519-22

In the matter of: 804-2292 Weston Road
North York, ON M9N 1Z2

Between: Starlight Blackstar OPCO 2 ULC Landlord

And

Medley Green Tenant

Starlight Blackstar OPCO 2 ULC (the 'Landlord') applied for an order to terminate the tenancy and evict Medley Green (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 27, 2023.

The Landlord's Legal Representative Sara Ginman and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel 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 \$1,605.87. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$52.80. This amount is calculated as follows: \$1,605.87 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.

6. The rent arrears owing to February 28, 2023 are *\$35,000.00. The Landlord's Legal Representative agreed to acquiesce to the Board's jurisdiction as outlined under s. 207(1) of the *Residential Tenancies Act, 2006* (the 'Act').
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 \$1,463.51 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 \$15.97 is owing to the Tenant for the period from January 1, 2021 to February 27, 2023.

Section 83 Considerations

10. The Tenant acknowledged the arrears and testified that they had wanted to start a payment plan whereby the Tenant would pay \$10,000.00 towards the arrears within 3 weeks of the hearing and would start paying \$5,000.00 a month until the arrears are paid in full.
11. The Tenant testified that he does drywalling and plastering and that he makes approximately \$35,000.00 - \$40,000.00 a year.
12. The Landlord's Legal Representative submitted that the Tenant has only made one payment towards rent in 2022 and does not believe that the Tenant has the means to afford the unit.
13. In light of the amount of the arrears and the proposed payment plant, I do not believe that the Tenant is able to afford the unit or to repay the arrears. The Tenant's yearly income does not support a payment plan of \$5,000.00 per month.
14. The Tenant will be given until the end of April to either repay the arrears or to find a new unit.
15. 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 April 30, 2023 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

16. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
17. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 1. \$37,479.50 if the payment is made on or before March 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- 2. \$39,085.37 if the payment is made on or before April 30, 2023. See Schedule 1 for the calculation of the amount owing.
- 18. 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 30, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
- 19. **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 30, 2023.**
- 20. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$34,213.88. 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 1 for the calculation of the amount owing.
- 21. The Tenant shall also pay the Landlord compensation of \$52.80 per day for the use of the unit starting February 28, 2023 until the date the Tenant moves out of the unit.
- 22. If the Tenant does not pay the Landlord the full amount owing on or before April 11, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 12, 2023 at 5.00% annually on the balance outstanding.
- 23. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
- 24. If the unit is not vacated on or before April 30, 2023, then starting May 1, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 25. 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 May 1, 2023.

March 31, 2023

Date Issued

Jagger Benham

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 November 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 Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2023

Rent Owing To March 31, 2023	\$37,293.50
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$37,479.50

B. Amount the Tenant 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	\$38,899.37
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$39,085.37

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$35,507.36
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,463.51
Less the amount of the interest on the last month's rent deposit	- \$15.97
Total amount owing to the Landlord	\$34,213.88
Plus daily compensation owing for each day of occupation starting February 28, 2023	\$52.80 (per day)