



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

Citation: Metcap Living Management Incnt v Patel, 2023 ONLTB 28950

Date: 2023-03-30

File Number: LTB-L-011116-22

In the matter of: 709, 182 CHURCH ST E
BRAMPTON ON L6V1H2

Between: Metcap Living Management Inc Landlord

And

Pankaj Patel and Sh. Patel Tenants

Metcap Living Management Incnt (the 'Landlord') applied for an order to terminate the tenancy and evict Pankaj Patel and Sh. Patel (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard De Novo by videoconference on March 24, 2023.

Only the Landlord's Representative Christine Daniel attended the hearing.

As of 10:08a.m., 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 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 were still in possession of the rental unit.
3. The rent was \$1,356.13 when the application was filed in February 2022. Since the application was filed the rent changed to \$1,289.01 as of April 1, 2022, and then \$1,309.35 as of March 1, 2023.
4. The lawful rent is now \$1,309.35. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$43.05. This amount is calculated as follows: \$1,309.35 x 12, divided by 365 days.
6. The Landlord submitted that the rent that has come due since the application was filed in February 2022 was \$16,861.95. However, when I add rent for March 2022 (\$1,356.13), the decreased rent for April 2022 to February 2023 (\$14,179.11), and the increased rent for

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March 2023 (\$1,309.35) the amount of new rent that has come due since the application was filed is \$16,844.59. As such I find on a balance of probabilities that the new rent that has come due since the application was filed is \$16,844.59, not \$16,861.95.

7. The Tenants have paid \$9,150.00 to the Landlord since the application was filed.
8. The rent arrears owing to March 31, 2023 are \$9,204.28. This number is calculated by adding the amount that was due when the application was filed (\$1,509.69), new rent that has come due since the application was filed (\$16,844.59), and subtracting the payments made by the Tenant since the application was filed (\$9,150.00).
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,256.13 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.
11. Interest on the rent deposit, in the amount of \$17.68 is owing to the Tenants for the period from January 1, 2022 to March 24, 2023.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including that the Landlord informed the Tenants about the possibility of a repayment plan and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. Additionally, the Tenants did not attend the hearing to provide any evidence relevant to my hearing.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$9,390.28 if the payment is made on or before March 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$10,699.63 if the payment is made on or before April 10, 2023. See Schedule 1 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 10, 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 10, 2023.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$7,840.32. 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 \$43.05 per day for the use of the unit starting March 25, 2023 until the date the Tenant moves out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before April 10, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 11, 2023 at 5.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 10, 2023, then starting April 11, 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 11, 2023.

March 30, 2023
Date Issued

Amanda Kovats
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 11, 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 March 31, 2023

Rent Owing To March 31, 2023	\$18,354.28
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$9,150.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Total the Tenant must pay to continue the tenancy	\$9,390.28

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 10, 2023

Rent Owing To April 30, 2023	\$19,663.63
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$9,150.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Total the Tenant must pay to continue the tenancy	\$10,699.63

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

Rent Owing To Hearing Date	\$18,078.13
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$9,150.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$1,256.13
Less the amount of the interest on the last month's rent deposit	- \$17.68
Total amount owing to the Landlord	\$7,840.32
Plus daily compensation owing for each day of occupation starting March 25, 2023	\$43.05 (per day)