



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

Citation: Kuppek v Tuntevska, 2023 ONLTB 27572

Date: 2023-03-30

File Number: LTB-L-046898-22

In the matter of: 201, 62 HUNT AVE
RICHMOND HILL ON L4C4G9

Between: Sandra Kuppek Landlord

And

Elizabeth Tuntevska Tenant

Sandra Kuppek (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Tuntevska (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 16, 2023.

Only the Landlord and her legal representative, George Brown ('GB'), attended the hearing.

As of 10:15 a.m., the Tenant was 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 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 \$1,452.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$47.74. This amount is calculated as follows: \$1,452.00 x 12, divided by 365 days.
5. The Tenant has paid \$4,602.00 to the Landlord since the application was filed.

6. The rent arrears owing to March 31, 2023 are \$8,824.00.
7. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF. At the hearing the Landlord sought an additional \$40.00 for administrative charges for two additional cheques returned NSF, however the dates on these cheques predated the date the application was filed. There was no request to amend the application to include these charges. There was no evidence that the Tenant had notice of a potential amendment to the application to include these administrative charges, so I declined to grant these amounts. This is because granting these amounts where the Tenant did not have such notice would be prejudicial to the Tenant and not consistent with a fair hearing.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.
10. GB stated that the Landlord has attempted to communicate with the Tenant about arranging a payment plan on numerous occasions in advance of the hearing, without success. He also stated that the Landlord is not aware of any other circumstances that should be considered with respect to whether eviction should be delayed or denied.
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:
 - \$9,050.00 if the payment is made on or before March 31, 2023. See Schedule 1 for the calculation of the amount owing.
- OR
- \$10,502.00 if the payment is made on or before April 10, 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 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 Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 10, 2023

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,361.84. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$47.74 per day for the use of the unit starting March 17, 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 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. The Landlord or the Tenant 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 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.
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 11, 2023.

2023 ONLTB 27572 (CanLII)

March 30, 2023

Date Issued

Mark Melchers

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 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	\$13,426.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,602.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an{abatement/rebate }	- \$0.00

Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$9,050.00

B. Amount the Tenant 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	\$14,878.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,602.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$10,502.00

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

Rent Owing To Hearing Date	\$12,737.84
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,602.00
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	- \$
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$8,361.84
Plus daily compensation owing for each day of occupation starting March 17, 2023	\$47.74 (per day)