



Order under Section 69 Residential Tenancies Act, 2006

Citation: Starlight Blackstar Opco Ltd. v Awedalla, 2023 ONLTB 25851

Date: 2023-03-27

File Number: LTB-L-041472-22

In the matter of: A1A, 3015 QUEEN ST E
SCARBOROUGH ON M1N1A5

Between: Starlight Blackstar Opco Ltd. Landlord

And

Riham Awedalla Tenant

Starlight Blackstar Opco Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Riham Awedalla (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 representative, Sean Beard and the Tenant attended 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 \$2,130.97. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$70.06. This amount is calculated as follows: \$2,130.97 x 12, divided by 365 days.
5. The Tenant has paid \$3,500.00 to the Landlord since the application was filed.

6. The rent arrears owing to February 28, 2023 are \$19,156.94. The Tenant did not dispute the amount of the arrears owing to the Landlord.
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 \$1,949.00 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 \$15.97 is owing to the Tenant for the period from January 1, 2021 to February 27, 2023.

Relief from Eviction

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.
11. The Landlord's representative testified that the Landlord has attempted to communication with the Tenant regarding the arrears and a potential repayment plan. The last payment received by the Landlord was September 2022. Based on this, the Landlord is no longer willing to accept a payment plan.
12. The Landlord sought a standard eviction order as the arrears are substantial with a few payments made by the Tenant.
13. The Tenant testified that she stopped paying the rent as lost her job due to COVID-19 and had secured a new job but it was part time and the part time employment has also stopped which has made things financially difficult for her. She recently secured a new job and is due to start in March 2023. Her employment income will be \$3,500.00 per month in gross monthly income with commissions and sales of approximately \$1,000.00 per month.
14. As of the date of the hearing, the Tenant did not have any monthly income and any money she does have only covers her monthly expenses and cannot even cover normal monthly rent let alone any arrears payments. The Tenant asked for "at least 3-4 months" if she were to be evicted.
15. I find it would be unfair to grant the lengthy delay the Tenant requested. The Tenant's did not provide any evidence to her newly acquired limited and unsubstantiated income suggest there is not viable way for the Tenant to pay the rent or the arrears in a reasonable amount of time. There are substantial rent arrears owing with no realistic plan for how to pay it back.

Therefore, I find there is no realistic way to impose a payment plan since there is no evidence supporting how any repayment plan could be satisfied.

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:**
 - \$21,473.91 if the payment is made on or before March 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$23,604.88 if the payment is made on or before April 7, 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 7, 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 7, 2023**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$17,138.62. 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.
 6. The Tenant shall also pay the Landlord compensation of \$70.06 per day for the use of the unit starting February 28, 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 7, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 8, 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 7, 2023, then starting April 8, 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 8, 2023.

March 27, 2023

Date Issued

Camille Clyne

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 8, 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	\$24,787.91
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,500.00
Total the Tenant must pay to continue the tenancy	\$21,473.91

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 7, 2023

Rent Owing To April 30, 2023	\$26,918.88
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,500.00
Total the Tenant must pay to continue the tenancy	\$23,604.88

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

Rent Owing To Hearing Date	\$22,417.59
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,500.00
Less the amount of the last month's rent deposit	- \$1,949.00
Less the amount of the interest on the last month's rent deposit	- \$15.97
Total amount owing to the Landlord	\$17,138.62
Plus daily compensation owing for each day of occupation starting February 28, 2023	\$70.06 (per day)