



Order under Section 69 Residential Tenancies Act, 2006

Citation: Housing York Inc v Sterling, 2023 ONLTB 25484

Date: 2023-03-23

File Number: LTB-L-041068-22

In the matter of: 408, 145 ESSEX AVE
RICHMOND HILL ON L4C0W8

Between: Housing York Inc Landlord

And

Cory Heath Sterling and Sandra Sterling Tenant

Housing York Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Cory Heath Sterling and Sandra Sterling (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Agent, Stacy Ellis attended the hearing.

As of 10:35 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 \$1,501.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$49.35. This amount is calculated as follows: \$1,501.00 x 12, divided by 365 days.
5. The Tenant has paid \$8,936.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2023 are \$3,702.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. 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 September 3, 2023 pursuant to subsection 83(1)(b) of the Act.
10. As noted, the Tenant did not attend the hearing of this matter and thus I did not have the opportunity to hear their evidence regarding their circumstances. or to dispute the Landlord's application for an eviction order.
11. The Landlord's Agent testified that the had a payment agreement plan with the Tenant however the Tenant was not present at the hearing to consent to the plan. The Landlord agreed to a delayed standard order to allow the Tenant time to make payments toward the arrears and maintain the tenancy. I am satisfied the Landlord met their obligation to attempt to negotiate a repayment plan with the Tenant.

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:**
 - \$5,389.00 if the payment is made on or before March 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$6,890.00 if the payment is made on or before April 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$8,391.00 if the payment is made on or before May 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$9,892.00 if the payment is made on or before June 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$11,393.00 if the payment is made on or before July 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$12,894.00 if the payment is made on or before August 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$14,395.00 if the payment is made on or before September 3, 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 September 3, 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 September 3, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,719.45. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$49.35 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 3, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 4, 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 September 3, 2023, then starting September 4, 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 September 4, 2023.

March 23, 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 March 4, 2024 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	\$14,139.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,936.00
Total the Tenant must pay to continue the tenancy	\$5,389.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2023

Rent Owing To April 30, 2023	\$15,640.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,936.00
Total the Tenant must pay to continue the tenancy	\$6,890.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2023

Rent Owing To May 31, 2023	\$17,141.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,936.00
Total the Tenant must pay to continue the tenancy	\$8,391.00

D. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2023

Rent Owing To June 30, 2023	\$18,642.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,936.00
Total the Tenant must pay to continue the tenancy	\$9,892.00

E. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2023

Rent Owing To July 31, 2023	\$20,143.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,936.00
Total the Tenant must pay to continue the tenancy	\$11,393.00

F. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2023

Rent Owing To August 31, 2023	\$21,644.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,936.00
Total the Tenant must pay to continue the tenancy	\$12,894.00

G. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before September 3, 2023

Rent Owing To September 30, 2023	\$23,145.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,936.00
Total the Tenant must pay to continue the tenancy	\$14,395.00

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

Rent Owing To Hearing Date	\$12,469.45
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,936.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Total amount owing to the Landlord	\$3,719.45
Plus daily compensation owing for each day of occupation starting February 28, 2023	\$49.35 (per day)