



Order under Section 69 Residential Tenancies Act, 2006

Citation: G. Merulla Inc v Shewchulk, 2023 ONLTB 25580

Date: 2023-03-14

File Number: LTB-L-039144-22

In the matter of: #2, 137 SIXTH ST
ETOBICOKE ON M8V3A6

Between: G. Merulla Inc Landlord

And

Dennis Shewchulk Tenant

G. Merulla Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Dennis Shewchulk (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 15, 2023.

Only the Landlord Frank Merulla attended the hearing.

As of 10:34 am, 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 \$666.25. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$21.90. This amount is calculated as follows: \$666.25 x 12, divided by 365 days.

5. On the date of the hearing, the Landlord had not completed the L1/L9 update sheet. The Landlord also noted an error in the L1 application with respect to the last month's rent deposit which has been corrected in this order. A discrepancy was noted post hearing. An interim order was issued February 28, 2023 requesting a ledger. The Landlord provided the ledger as requested.
6. Based on the evidence before the Board, the Tenant has paid \$3,480.00 to the Landlord.
7. The rent arrears owing to February 28, 2023 are \$5,493.60.
8. The Landlord collected a rent deposit of \$650.00 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. The Landlord said that he has attempted many times to work with the Tenant on payment options. He also said he will continue to work with the Tenant if the Tenant makes payments.
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.

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:**
 - \$5,518.75 if the payment is made on or before March 25, 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 March 25, 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 March 25, 2023**
5. The Tenant shall also pay the Landlord compensation of \$21.90 per day for the use of the unit starting February 16, 2023 until the date the Tenant moves out of the unit.

6. If the Tenant does not pay the Landlord the full amount owing on or before March 25, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 26, 2023 at 5.00% annually on the balance outstanding.
7. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
8. If the unit is not vacated on or before March 25, 2023, then starting March 26, 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 March 26, 2023.

March 14, 2023

Date Issued

Dana Wren

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 September 26, 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 25, 2023

Rent Owing To March 31, 2023	\$8,998.75
Application Filing Fee	\$0.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,480.00
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	\$5,518.75

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

Rent Owing To Hearing Date	\$8,635.85
Application Filing Fee	\$0.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,480.00
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	- \$650.00
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	\$4,505.85
Plus daily compensation owing for each day of occupation starting February 16, 2023	\$21.90 (per day)