



Order under Section 69 Residential Tenancies Act, 2006

Citation: O'Shanter Development Company Ltd v Telford, 2023 ONLTB 25547

Date: 2023-03-09 **File Number:**
LTB-L-029458-22-HR

In the matter of: 310, 17 LASCELLES BLVD TORONTO
ON M4V2B6

Between: O'Shanter Development Company Ltd Landlord

And

Simone Telford Tenant

O'Shanter Development Company Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Simone Telford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 18, 2023.

The Landlord's representative Lyndsey Goldberg 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 \$1,654.49. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$54.39. This amount is calculated as follows: \$1,654.49 x 12, divided by 365 days.
5. The Tenant has paid \$3,283.16 to the Landlord since the application was filed.

6. An error in calculation was found on the L1/L9 update form. The amount indicated that the Tenant owed on the form was \$16, 288.03.
7. Based on my calculations the amount the Tenant owes is as follows:

At the time of the application filing the Tenant was in arrears to May 30, 2022 of \$4929.70.

Since the application was filed there has been additional rent that has come due. From June 1, 2022 – December 31, 2022 based on rent at \$1614.00, the Tenant owed an additional \$11,298.28.

The Tenant also owed rent for January 2023. The monthly rent changed to \$1654.49. The Tenant made \$3283.16 in payments since the application was filed.

The rent arrears owing to January 31, 2023 are \$14,600.01.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,705.00 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.
10. Interest on the rent deposit, in the amount of \$13.23 is owing to the Tenant for the period from January 1, 2022 to January 18, 2023.
11. The Tenant is currently unemployed. She asked for a repayment plan of \$500.00 per month. To accept the payment plan would prejudice the Landlord as he would receive the rent owed from the Tenant in full for two and a half years.
12. The Landlord requested a standard order (11-day eviction). The Tenant testified that she had a brain injury that was related to a car accident and has not been able to work. The Tenant did not submit any medical documentation to the Board in advance of the hearing to support her testimony.
13. The Tenant also indicated that she would be receiving benefits as a result of her car accident but could not give a date as to when the benefits would come to fruition, and a viable plan to repay the Landlord.
14. 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 April 8, 2023 pursuant to subsection 83(1)(b) of the Act. The eviction is delayed to allow the Tenant additional time to secure a new rental unit. Based on the Tenant's circumstances I have outlined in par. 11 and 12, it may be difficult for her to find immediate accommodation

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:
 - \$18,094.99 if the payment is made on or before March 31, 2023. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$19,749.48 if the payment is made on or before April 8, 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 8, 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 8, 2023
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$12,392.31. 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 \$54.39 per day for the use of the unit starting January 19, 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 March 20, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 21, 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 8, 2023, then starting April 9, 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 9, 2023.

March 8, 2023 _____ **Date Issued** Maria Shaw

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 9, 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.

*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

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	\$21,192.15
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,283.16
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	\$18,094.99

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 8, 2023

Rent Owing To April 30, 2023	\$22,846.64
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,283.16
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	\$19,749.48

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

Rent Owing To Hearing Date	\$17,207.70
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,283.16
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	- \$1,705.00
Less the amount of the interest on the last month's rent deposit	- \$13.23

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	\$12,392.31
Plus daily compensation owing for each day of occupation starting January 19, 2023	\$54.39 (per day)