



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

**Citation:** Housing York Inc v Charles, 2023 ONLTB 23403

**Date:** 2023-03-08

**File Number:** LTB-L-039045-22

**In the matter of:** 51, 50 SILVER LINDEN DR  
RICHMOND HILL ON L4B3S7

**Between:** Housing York Inc Landlord

**And**

Margareta Charles Tenant

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

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

The Landlord's Agent, Stacy Ellis, attended on behalf of the Landlord.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

**The parties agree to the following:**

1. The lawful rent is \$1,550.00. It is due on the 1st day of each month.
2. Based on the monthly rent, the daily rent/compensation is \$50.96. This amount is calculated as follows: \$1,550.00 multiplied by 12 months, divided by 365 days.

3. The Tenant has paid \$134.00 to the Landlord since the application was filed.
4. The rent arrears owing to February 28, 2023 are \$21,512.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

**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:**
  - \$23,248.00 if the payment is made on or before March 31, 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 31, 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 31, 2023.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$20,912.40. 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. If the Tenant does not void the order, the Tenant shall also pay the Landlord compensation of \$50.96 per day for the use of the unit starting February 16, 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 31, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2023 at 5.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 31, 2023, then starting April 1, 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 April 1, 2023.
10. The Tenant shall pay the Landlord the rent for March 2023 on or before March 1, 2023.

11. If the Tenant fails to make the payment under paragraph 10 above in full, the Landlord may collect the entire outstanding balance from the amount set out in paragraph 2 immediately.
12. If the Tenant fails to make the payment in accordance with paragraph 10, and by the date required, then the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 2 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order. This may result in the Board issuing an order that terminates the tenancy before March 31, 2023.
13. If the Tenant makes the payment as indicated in paragraph 10 above, this payment may reduce the amount required to void the order as set out in paragraph 2 accordingly.

**March 8, 2023**

**Date Issued**

15 Grosvenor Street, Ground Floor Toronto  
ON M7A 2G6

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Angela McLaughlin

Hearings Officer, Landlord and Tenant Board

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 1, 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	\$23,196.00
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$134.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$23,248.00</b>

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

Rent Owing to Hearing Date	\$20,860.40
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$134.00
<b>Total amount owing to the Landlord</b>	<b>\$20,912.40</b>
Plus daily compensation owing for each day of occupation starting February 16, 2023	\$50.96 (per day)