



Order under Section 69 Residential Tenancies Act, 2006

Citation: Capreit Limited Partnership v Esho, 2023 ONLTB 21671

Date: 2023-02-27

File Number: LTB-L-038032-22

In the matter of: 717, 33 ORCHARD VIEW BLVD
TORONTO ON M4R2E9

Between: Capreit Limited Partnership Landlord

And

Rufus Esho Tenant

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Rufus Esho (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 14, 2023.

The Landlord's Representative, Jason Paine, 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 \$1,180.07. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$38.80. This amount is calculated as follows: \$1,180.07 x 12, divided by 365 days.
5. The Tenant has paid \$8,799.96 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2023 are \$1,349.71.
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. The Tenant testified that he had paid an additional \$600.00 by money order on February 22, 2022. The Tenant testified that he had placed the money order in the superintendent's mailbox, which is the standard process for the Tenant to give the Landlord rent payments. The Tenant did not present any supplemental evidence to the Landlord or to the Board to support his testimony. The Landlord denied having received a money order from the Tenant on February 22, 2022 nor did the Tenant give proof that the money order was drafted.
10. The Landlord had submitted a ledger as evidence which showed that the Tenant did make regular payments. The ledger shows that the Landlord regularly receives rent payments and posts them properly to the Tenant's account, however, it also shows that this missed payment in mid-February 2022 is an anomaly upon the Tenant's regular payment record.
11. Based on the evidence before me, I am satisfied that the Landlord did not receive the Tenant's money order payment for \$600.00 on February 22, 2022.
12. The Tenant stated that he has the receipt for the money order so he may be able to obtain a refund for the money order. The Tenant also stated that he would only need until mid-March 2023 to pay the outstanding arrears.
13. 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 March 31, 2023, pursuant to subsection 83(1)(b) 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:**
 - \$1,535.71 if the payment is made on or before February 28, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$2,715.78 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 \$898.84. 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 \$38.80 per day for the use of the unit starting February 15, 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. 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 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.
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 1, 2023.

2023 ONLTB 21671 (CanLII)

February 27, 2023

Date Issued

 Robert Brown
 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 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.

*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 February 28, 2023

Rent Owing To February 28, 2023	\$10,149.67
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,799.96
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$1,535.71

B. 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	\$11,329.74
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,799.96
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$2,715.78

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

Rent Owing To Hearing Date	\$9,512.80
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,799.96
Less the amount of the last month's rent deposit	- \$
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$898.84
Plus daily compensation owing for each day of occupation starting February 15, 2023	\$38.80 (per day)