



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Zhan v Miller, 2023 ONLTB 19833

**Date:** 2023-02-15

**File Number:** LTB-L-035767-22

**In the matter of:** 2703, 223 WEBB DR  
MISSISSAUGA ON L5B0E8

**Between:** Mengyuan Zhan Landlord

**And**

Alicia Miller Tenant

Mengyuan Zhan (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia Miller (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 2, 2023. The Landlord and the Landlord's Legal Representative, J. Zhu, attended the hearing. As of 1:56 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB.

### 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 \$2,300.00.
4. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows:  $\$2,300.00 \times 12$ , divided by 365 days.
5. The Tenant has paid \$1,000.00 to the Landlord since the application was filed.
6. After agreeing to a repayment agreement in October 2022, the Tenant failed to make any payments and subsequently refused communications with the Landlord.
7. The rent arrears owing to February 14, 2023 are \$24,300.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

10. I have considered all 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. The amount outstanding is substantial, and the Tenant has only paid \$1,000.00 to the Landlord since the application was filed in June 2022.

**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:**
  - \$26,786.00 if the payment is made on or before February 26, 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 February 26, 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 February 26, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$23,622.78. 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 \$75.62 per day for the use of the unit starting February 3, 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 February 26, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 27, 2023 at 5.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 26, 2023, then starting February 27, 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 February 27, 2023.

**February 15, 2023**  
**Date Issued**

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 Jitewa Edu  
 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 August 27, 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 February 26, 2023**

Rent Owing To March 14, 2023	\$27,600.00
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$1,000.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$26,786.00</b>

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

Rent Owing To Hearing Date	\$24,436.78
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$1,000.00
<b>Total amount owing to the Landlord</b>	<b>\$23,622.78</b>
Plus daily compensation owing for each day of occupation starting February 3, 2023	\$75.62 (per day)