



Order under Section 69 Residential Tenancies Act, 2006

Citation: IMH Pool I LP v Adeosun, 2023 ONLTB 2

Date: 2023-02-15

File Number: LTB-L-022695-22

In the matter of: 1903, 15 DUNDONALD ST
TORONTO ON M4Y1K4

Between: IMH Pool I LP Landlord

And

Shane Adeosun Tenant

IMH Pool I LP (the 'Landlord') applied for an order to terminate the tenancy and evict Shane Adeosun (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 9, 2022.

Only the Landlord Representative, Michelle Forrester attended the hearing.

As of 9.35 am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. At the hearing, the Landlord informed the Board that the Tenant sent the Landlord a request to adjourn the proceedings. No reasons were provided for the request and no request to adjourn or reschedule the hearing was made to the Board.

Under Rule 21.7 of the Board's Rules of Procedure, a party may request an adjournment at the beginning of a CMH or hearing.

Further, the Board's Interpretation Guideline 1 states that parties are expected to make any necessary arrangement to proceed with a case management or merits hearing on the date set out in the Notice of Hearing. The granting of adjournments is at the discretion of the Member hearing the application or the Hearing Office conducting the case management. Since the Tenant was not present at the hearing to provide reason and/or support for the adjournment request, 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 \$1,746.86. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$57.43. This amount is calculated as follows: \$1,746.86 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The Landlord claimed \$20.00 as reimbursement for administration charges and \$10.00 for bank fees the Landlord incurred as a result of one cheque given by or on behalf of the Tenant which were returned NSF. At the hearing, the Landlord agreed to waive the costs of the NSF fees.
7. The rent arrears owing to November 30, 2022, are \$17,165.46.
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 \$1,726.15 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 \$17.76 is owing to the Tenant for the period from January 1, 2022, to November 9, 2022.
11. The Landlord attempted to negotiate a payment plan through verbal and written communication.
12. 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:**
 - \$22,592.04 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 \$20,848.13 less any payments made after the date of hearing. This amount includes rent arrears owing up

to February 28, 2023, 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 \$57.43 per day for the use of the unit starting March 1, 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

Supratip Mallick
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 February 28, 2023	\$22,406.04
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	\$22,592.04

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

Rent Owing To February 28, 2023 (less any payments made since hearing date)	\$22,406.04
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	- \$1,726.15
Less the amount of the interest on the last month's rent deposit	- \$17.76
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	\$20,848.13
Plus daily compensation owing for each day of occupation starting March 1, 2023	\$57.43 (per day)