



Order under Section 69 Residential Tenancies Act, 2006

Citation: QuadReal Residential Properties G.P. Inc. v Modrovsky, 2023 ONLTB 19403

Date: 2023-02-14

File Number: LTB-L-032673-22

In the matter of: 812, 1505 OTTAWA ST N
KITCHENER ON N2A0E8

Between: QuadReal Residential Properties G.P. Inc. Landlord

And

Joseph S. Modrovsky Tenant

QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph S. Modrovsky (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 30, 2023.

The Landlord and the Tenant's son attended the hearing. The Tenant did not.

The Tenant and his son share the same name.

Determinations:

The Tenant's Son Participation in the Hearing

1. The Tenant's son did not have instructions to represent his father and as such was not permitted to be a representative. However, I exercised my broad power under section 201 of the Act and permitted the Tenant's son who is an occupant of the rental unit to provide testimony exclusively about their circumstances relevant to section 83 of the *Residential Tenancies Act* ('the Act').
2. Section 83 provides a statutory imperative for the Board to consider "all circumstances" in deciding to deny or delay an eviction. To refuse to hear the circumstances of the occupant would be directly contrary to my statutory obligation.

The Application

3. 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$2,068.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$67.99. This amount is calculated as follows: \$2,068.00 x 12, divided by 365 days.
7. The Tenant has paid \$6,055.65 to the Landlord since the application was filed.
8. The rent arrears owing to January 31, 2023 are \$10,126.09.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,990.78 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.
11. Interest on the rent deposit, in the amount of \$4.09 is owing to the Tenant for the period from January 1, 2023 to January 30, 2023.
12. The Tenant's son requested that the eviction be delayed to the end of February 2023. The Tenant's son testified that his father has been in an accident and is currently in a nursing home. The Tenant's son testified that he is currently occupying the rental unit and that he lives on disability and has had trouble finding somewhere new to live.
13. While I have considered the Tenant's son circumstances, I have also considered the large amount of outstanding arrears and that the Landlord has attempted to negotiate a repayment agreement 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:**
 - \$12,380.09 if the payment is made on or before February 25, 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 25, 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 25, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,288.92. 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 \$67.99 per day for the use of the unit starting January 31, 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 25, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 26, 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 February 25, 2023, then starting February 26, 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 February 26, 2023.

February 14, 2023

Date Issued

Amanda Kovats

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 26, 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 25, 2023

Rent Owing To February 28, 2023	\$18,249.74
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,055.65
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Total the Tenant must pay to continue the tenancy	\$12,380.09

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

Rent Owing To Hearing Date	\$16,153.44
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,055.65
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	- \$1,990.78
Less the amount of the interest on the last month's rent deposit	- \$4.09
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	\$8,288.92
Plus daily compensation owing for each day of occupation starting January 31, 2023	\$67.99 (per day)