



Order under Section 69 Residential Tenancies Act, 2006

Citation: Oxford Properties Group v Shallow, 2023 ONLTB 18293

Date: 2023-02-09

File Number: LTB-L-023699-22

In the matter of: 1211, 75 CHAROLAIS BLVD BRAMPTON
ON L6Y2R8

Between: Oxford Properties Group Landlord

And

Patrice Shallow Tenant

Oxford Properties Group (the 'Landlord') applied for an order to terminate the tenancy and evict Patrice Shallow (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 4, 2023.

The Landlord's Legal Representative, Faith McGregor, and the Tenant attended the hearing. The Tenant spoke to Tenant Duty Counsel prior to 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 \$2,166.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$71.21. This amount is calculated as follows: \$2,166.00 x 12, divided by 365 days.
5. The Tenant has paid \$6,100.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2023 are \$18,592.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,108.85 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.
9. Interest on the rent deposit, in the amount of \$25.88 is owing to the Tenant for the period from January 1, 2022 to January 4, 2023.

Section 83 considerations

10. The Landlord is seeking termination of the tenancy by way of a standard 11-day order. The Landlord's Legal Representative submitted the rent arrears to the end of January are substantial and in excess of \$18,000.00. Although letters were sent to the Tenant with respect to a payment plan, the Tenant was unresponsive.
11. The Tenant does not dispute the amount of rent arrears owed to the Landlord but is seeking relief from eviction by way of a payment plan or, in the alternative, is requesting more time to vacate the rental unit.
12. The Tenant offered testimony that she is a single mother with two children aged 8 and 11. She testified she currently has two jobs and her monthly income is approximately \$4,645.00 including the Child Tax Benefit she receives for her two children. She offered that her monthly expenses, including rent, are approximately \$4,355.85.
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 February 28, 2023 pursuant to subsection 83(1)(b) of the Act.
14. Although the Tenant requested relief by way of a payment plan, the rent arrears are substantial and a potential payment plan of, at minimum, \$250.00 per month would extend over a period of 75 months, this would be unfair to the Landlord. In my view, the tenancy is not viable. However, I find it appropriate to postpone the termination of the tenancy in order to provide the Tenant with additional time to make alternate arrangements.

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:**
 - \$20,944.00 if the payment is made on or before February 28, 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 28, 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 28, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$14,762.11. 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 \$71.21 per day for the use of the unit starting January 5, 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 28, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 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 February 28, 2023, then starting March 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 March 1, 2023.

February 9, 2023

Date Issued

Susan Priest

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 September 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 20, 2023**

Rent Owing To February 28, 2023	\$26,858.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,100.00
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	\$20,944.00

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

Rent Owing To Hearing Date	\$22,810.84
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,100.00
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	- \$2,108.85
Less the amount of the interest on the last month's rent deposit	- \$25.88
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	\$14,762.11
Plus daily compensation owing for each day of occupation starting January 5, 2023	\$71.21 (per day)