



**Order under Section 69  
Residential Tenancies Act, 2006**

**Citation:** D.D. Acquisitions Partnership v Mayne, 2023 ONLTB 17127

**Date:** 2023-02-01

**File Number:** LTB-L-029736-22

**In the matter of:** 202, 49 MCMURCHY AVE N  
BRAMPTON ON L6X1X6

**Between:** D.D. Acquisitions Partnership

**And**

Melinda Thompson  
Patrick Mayne



Landlord

Tenant

2023 ONLTB 17127 (CanLII)

D.D. Acquisitions Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Melinda Thompson and Patrick Mayne (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 19, 2023.

The Landlord's Legal Representative, Sara Ginman, and the Tenant, Melinda Thompson, attended the hearing. The Tenant spoke to Tenant Duty Counsel prior to the hearing. The Tenant stated that she was unaware of the whereabouts of Patrick Mayne.

As of 12:00 p.m., the Tenant, Patrick Mayne, was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,348.78. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$44.34. This amount is calculated as follows: \$1,348.68 x 12, divided by 365 days.
5. The Tenants have paid \$3,700.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2023 are \$8,447.72.
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 \$1,217.71 from the Tenants 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 \$104.67 is owing to the Tenants for the period from June 1, 2017 to January 19, 2023.
10. The Landlord's Legal Representative submitted the Landlord has provided several letters to the Tenants with respect to the rent arrears and entering into a payment arrangements. She submitted that to date, the Landlord has not received a response from the Tenants.
11. The Landlord's Legal Representative submitted that the Landlord is seeking a standard 11-day order as the arrears are substantial. She further submitted that the Landlord is amiable to postponing the date of termination to February 28, 2023 to afford the Tenants additional time to pay the arrears or secure alternative housing.
12. The Tenant testified that she did not dispute the amount of arrears owing and was seeking more time to contact social agencies who may be able to assist her with the arrears or to find alternative housing.
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.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$9,982.50 if the payment is made on or before February 28, 2023. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have 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 Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 28, 2023**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$6,805.02. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$44.34 per day for the use of the unit starting January 20, 2023 until the date the Tenants move out of the unit.

7. If the Tenants do not pay the Landlord the full amount owing on or before February 12, 2023, the Tenants will start to owe interest. This will be simple interest calculated from February 13, 2023 at 5.00% annually on the balance outstanding.
8. The Landlord or the Tenants 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 1, 2023**  
**Date Issued**

  
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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.

**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	\$13,496.50
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$3,700.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$9,982.50</b>

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

Rent Owing to Hearing Date	\$11,641.40
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$3,700.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,217.71
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$104.67
<b>Total amount owing to the Landlord</b>	<b>\$6,805.02</b>
Plus daily compensation owing for each day of occupation starting January 20, 2023	\$44.34 (per day)