



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** West Mall Holdings v Thakkay, 2023 ONLTB 15222

**Date:** 2023-01-24

**File Number:** LTB-L-024004-22

**In the matter of:** 1014, 545 THE WEST MALL  
ETOBICOKE ON M9C1G6

**Between:** West Mall Holdings Landlord

**And**

Nikunj Thakkay Tenant

West Mall Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Nikunj Thakkay (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2023.

Only the Landlord's representative, Mark Ciobotaru attended the hearing.

As of 1:25 p.m., the Tenant 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 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 \$1,452.31. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$47.75. This amount is calculated as follows: \$1,452.31 x 12, divided by 365 days.
5. The Tenant has paid \$11,584.06 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2023 are \$2,904.62.
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 \$1,435.10 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 \$143.51 is owing to the Tenant for the period from June 1, 2016 to January 5, 2023.
10. 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 13, 2023 pursuant to subsection 83(1)(b) of the Act.
11. As noted, the Tenant did not attend the hearing of this matter and thus I did not have the opportunity to hear their evidence regarding their circumstances or to dispute the Landlord's application for an eviction order.
12. The Landlord's representative consented to postponing the eviction date to 20 days after the order has been issued as the Tenant has made significant payments toward the arrears. I find the delay would not prejudice the Landlord or the Tenant and allow the Tenant to maintain the tenancy.

**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:**
  - \$3,090.62 if the payment is made on or before January 31, 2023. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$4,542.93 if the payment is made on or before February 13, 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 13, 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 13, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$298.45. 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 \$47.75 per day for the use of the unit starting January 6, 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 13, 2023, the Tenant will start to owe interest. This will be simple interest calculated from February 14, 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 13, 2023, then starting February 14, 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 14, 2023.

2023 ONLTB 15222 (CanLII)

**January 24, 2023**  
**Date Issued**

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Camille Clyne  
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 14, 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 January 31, 2023**

Rent Owing To January 31, 2023	\$14,488.68
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	- \$11,584.06
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$3,090.62</b>

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 13, 2023**

Rent Owing To February 28, 2023	\$15,940.99
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	- \$11,584.06
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$4,542.93</b>

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

Rent Owing To Hearing Date	\$13,275.12
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	- \$11,584.06
<b>Less</b> the amount of the last month's rent deposit	- \$1,435.10
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$143.51
<b>Total amount owing to the Landlord</b>	<b>\$298.45</b>
Plus daily compensation owing for each day of occupation starting January 6, 2023	\$47.75 (per day)